



STAGING REPORT – ROYAL PRINCE ALFRED HOSPITAL REDEVELOPMENT – SSD 47662959

CPB CONTRACTORS

APRIL 2024

Authorisation

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Prepared for:
CPB Contractors

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1. INTRODUCTION

1.1 Background

Health Infrastructure NSW is responsible for delivering the Royal Prince Alfred Hospital (RPA) Redevelopment (SSD 47662959) (the Project). The Project aims to enhance RPA Hospital's infrastructure to address the shortage of single rooms for infection control, accommodate bariatric patients, create dedicated spaces for patients with behavioural issues, and establish isolation rooms for disaster and pandemic response, enabling the effective implementation of new care models.

The RPA Redevelopment was approved by the Minister for Planning on the 26 September 2023 (State Significant Development (SSD-47662959)) and involves a new 15 storey hospital building; 3 storey extension to the east of the existing clinical services building; 2 storey vertical expansion of RPA Building 89; refurbishment works; demolition; temporary helipad.

The proposed development will span across both the East and West Campuses. The East Campus is located at 12 Missenden Road, Camperdown, 2050 (Lot 1000 DP 1159799), and the West Campus is situated at 114 Church Road and 68-81 Missenden Road, Camperdown, 2050 (Lot 101 DP 1179349). Refer to Figure 1 for a visual representation of the site and its immediate context. taught

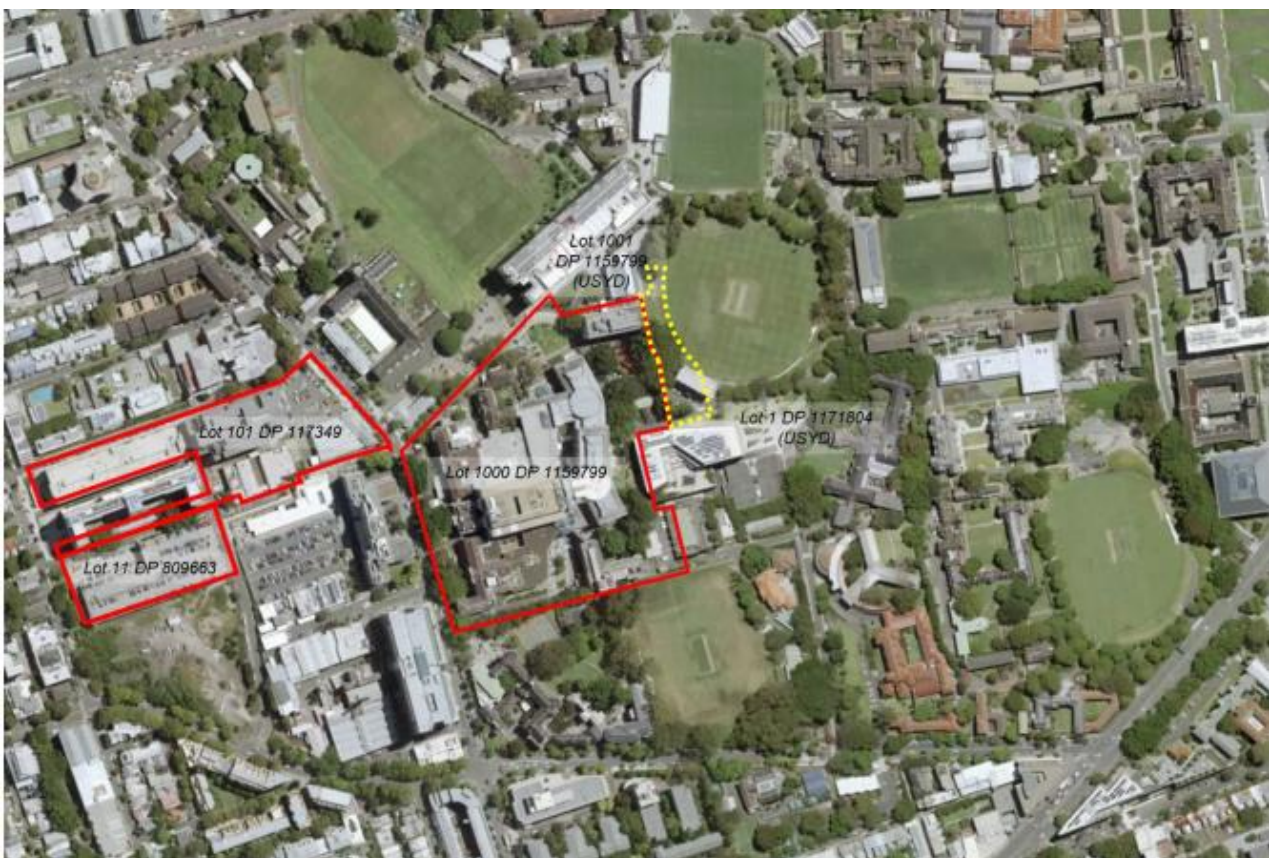


Figure 1: Site and immediate context (Source: EIS January 2023)

1.2 The Project

The Project site is situated at Missenden Road and Church Street, Camperdown, approximately 2.5km south-west of the Sydney Central Business District, within the City of Sydney Local Government Area.

The proposed development consists of an expansion to the RPA Hospital and associated improvements to the existing facility, as well as upgrades to the public realm. The East Campus has been selected to accommodate the majority of the built form additions and expansion that complement the existing highly valuable acute clinical assets on this Campus. Furthermore, the East Campus provides opportunities for synergies with the adjacent University of Sydney (USYD) Campus and associated research institutions. The project will provide the Hospital with the opportunity to meet increased medical demand due to numerous factors including population growth and ageing population as well as providing additional medical services and an upgrade to the existing infrastructure. The Project footprint is presented in Figure 2. The proposed development comprises:

- Alterations and additions to the RPA Hospital East Campus, comprising: Eastern wing: A new fifteen (15) storey building with clinical space for Inpatient Units (IPU's), Medical Imaging, Delivery, Neonatal and Women's Health Services, and a helicopter landing site is proposed on the roof of this building.
- Eastern extension: A three (3) storey extension to the east the existing clinical services building to accommodate new operating theatres and associated plant areas.
- Northern expansion: A two (2) storey vertical expansion over RPA Building 89 accommodating a new Intensive Care Unit and connected with the Eastern Wing.
- Internal refurbishment: Major internal refurbishment to existing services including Emergency Department and Imaging, circulation and support spaces.
- Enhanced Northern Entry/ Arrival including improved pedestrian access and public amenity.
- Reconfiguration of Emergency Department forecourt at the Missenden Road frontage for ambulance access and parking, and replacement of canopy to the Albert Pavilion.
- Demolition of affected buildings, structures and trees.
- Changes to internal road alignments and paving treatments.
- Works within Missenden Road reserve including kerb realignment, addition of new "keep clear zone", and an additional four drop-off parking bays.
- Landscaping works, including tree removal, tree pruning, and compensatory tree planting including off-site on University of Sydney land.

Ancillary works to the RPA Hospital West Campus, comprising:

- Temporary helicopter landing site above existing multi storey carpark.
- Re-routing of existing services; and
- Associated tree removal along Grose Street

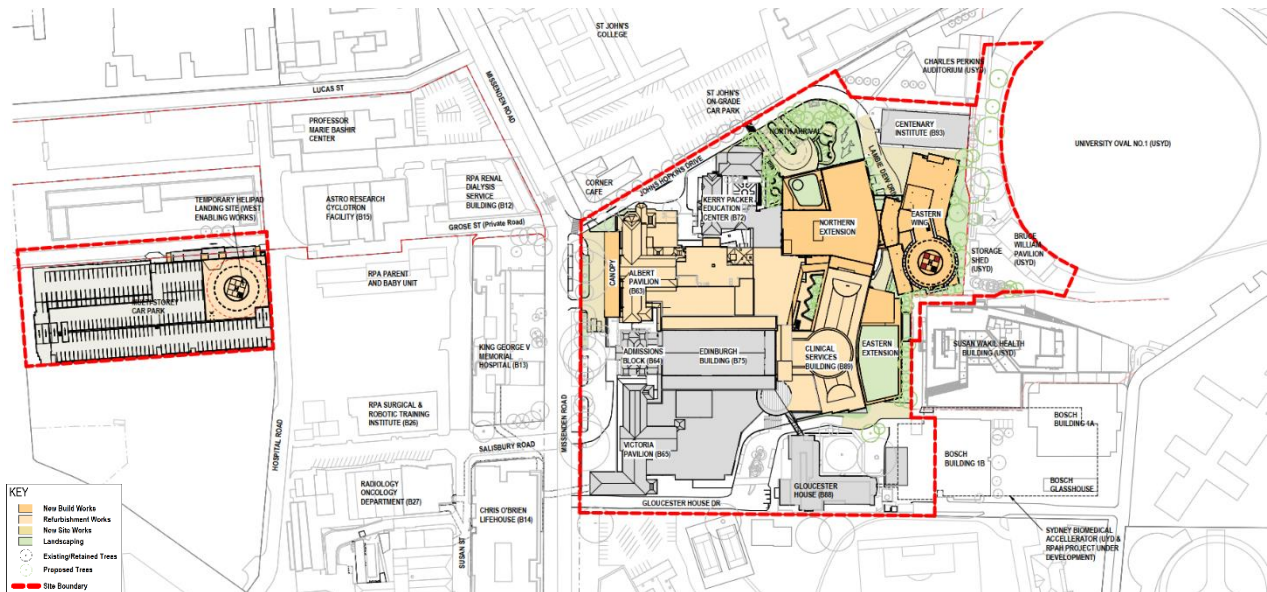


Figure 2: Project footprint – RPA Hospital Redevelopment (Project RtS, 2023)

1.3 Statutory Context

The Project is classified as State Significant Development (SSD) by virtue of it exceeding the \$30 million threshold in Schedule 1, Section 14 of the *State Environmental Planning Policy (Planning Systems) 2021* (SEPP PS).

An application for consent was lodged with the Department of Planning and Environment (the Department) in January 2023 along with an accompanying Environmental Impact Statement (EIS). Consent was granted on 26 September 2023 under Section 4.38 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), SSD 47662959, subject to a set of Conditions of Consent.

This Staging Report should be read in conjunction with the approved SSD 47662959 conditions of consent.

1.4 Purpose of this Staging Report

Condition A9 states that the Project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary.

This Staging Report has been prepared to facilitate the staged construction and operation of the Project. Table 1 sets out how this Report has addressed the requirements relating to staging has been addressed.

Table 1: Compliance with conditions relating to staging.

Ref	Requirement	How addressed
A9	The project may be constructed and operated in stages generally in accordance with 'Preliminary Construction Management Plan (Revision 6.0)' prepared for Health Infrastructure and dated 20/06/2023. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted for the approval of the Certifier. The Staging Report must be submitted to the Certifier no later than 14 days before the commencement of construction of the first of the proposed stages of construction and 14 days before the commencement of operation of the first stage of the proposed stages of operation.	This Report
A10	A Staging Report prepared in accordance with condition A9 must:	Section 2
	(a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;	
	(b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);	Section 2
	(c) specify how compliance with conditions will be achieved across and between each of the stages of the project;	Section 3.1 – 3.4 and Appendix A
	(d) specify how compliance with independent auditing requirements will be achieved across and between each of the operational stages of the project; and	Section 3.4
	(e) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	Section 3.5
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Certifier	Section 3
A12	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report including independent auditing requirements.	Section 3 and Appendix A.

1.5 Need and Justification

Staging is the most efficient approach to delivering this complex public infrastructure project, minimizing the impact on existing hospital operations, and maximizing positive outcomes for the community.

The staging set out in this Staging Report is generally consistent with the approach outlined in in the Preliminary Construction Management Plan (Revision 6.0) (as referred to in condition A9).

The Staging Report reduces administrative burden on the Department, the Certifying Authority and the proponent by allowing requirements to be delivered in a systematic manner, aligned with the works themselves, whilst still complying with the conditions of the consent.

This staging approach ultimately provides NSW Health and its staff, patients and visitors with the fully functioning RPA Hospital in a timely manner

Its implementation will enable:

- enable design elements to evolve, be refined and optimized prior to their implementation or their potential impact occurring. It maximises opportunities for best practice design elements to be incorporated at an appropriate time in Project delivery
- minimise the likelihood of early construction activities (such as demolition, earthworks and structures) being delayed until 100% design of late-stage construction activities occur (such as mechanical ventilation or end of trip facilities). This maximises Project delivery opportunities and provides the greatest potential to minimize construction duration, where possible.
- the RPA Hospital Redevelopment to commence operations in a progressive manner once all relevant infrastructure required to operate each facility is complete, and
- non-key activities, including but not limited to landscaping, bicycle parking, administration, faith and parent rooms, to be completed following commencement of operations.

2. STAGING

This section details the Project’s proposed approach to staging of construction and operations of the RPA Hospital, in accordance with the conditions detailed in schedule 2 of SSD 47662959.

2.1 Construction Staging

The Project will be constructed in seven (7) stages, as described in Table 2, below. While each stage will commence at different times, each stage will have periods during which works may occur simultaneously. All staging under this staging report has been named to correspond generally to the intended split of Crown Certificates, however this may need to be staged or adjusted should design or construction progress limit the ability for a Crown Certificate to be issued for the full scope of a Stage. The Project lifetime is projected to be approximately 4 years, commencing in October of 2023 with areas becoming operational throughout 2024.

Table 2: Proposed staging of construction

Stage	Stage Scope	Indicative Commencement Dates ¹	Indicative Completion Dates ¹
Stage 1	<p>Early Works 6</p> <p>Works associated with Stage 1:</p> <p><u>Early Works 6 – Temporary Helicopter Landing Site (THLS)</u></p> <ul style="list-style-type: none"> • Site establishment • Service diversions • Demolition and site clearing (removal and pruning) • Earth works (bulk excavation, piling) • Structure (inground and above) • Structural steel (strengthening for temporary helipad, roofing lift lobby, ambulance pickup area and awnings) • Façade • Civil and landscaping • Helicopter services, lighting and finishes 	October 2023	Quarter 4, 2025

Stage	Stage Scope	Indicative Commencement Dates ¹	Indicative Completion Dates ¹
Stage 2	<p>Early Works 5</p> <p>Works associated with Stage 2:</p> <p>2A</p> <p><u>Early Works 5 – Lambie Dew Drive</u></p> <ul style="list-style-type: none"> • Site establishment • Demolition and site clearing (removal and pruning) • Demolition and establishment of temporary USYD Storage Shed • Service diversion including: <ul style="list-style-type: none"> ◦ HV for temporary kiosk to Centenary building ◦ Stormwater ◦ Sewer ◦ LV electrical • Road alignment (shuttle lift location) • Temporary fire hydrant relocation <p><u>Main works – East Tower</u></p> <ul style="list-style-type: none"> • Site establishment • Demolition and site clearing (removal and pruning) 	October 2023	Quarter 4, 2024
	<p>2B</p> <p><u>Early Works 5 – Lambie Dew Drive</u></p> <ul style="list-style-type: none"> • Sewer main diversion and connection • Temporary booster relocation including in-ground pipework and plinth on John Hopkins Drive • Potable water 		
	<p>2C</p> <p><u>Early Works 5 – Lambie Dew Drive</u></p> <ul style="list-style-type: none"> • Installation of new in ground service connections: <ul style="list-style-type: none"> ◦ HV for East Tower ◦ Water ◦ Sewer ◦ Diesel pipework ◦ Stormwater ◦ Medical gases 		

Stage	Stage Scope	Indicative Commencement Dates ¹	Indicative Completion Dates ¹
Stage 3	<p>Early Works 5 and commencement of Main Works</p> <p>Works associated with Stage 3:</p> <p><u>Early Works 5 – Lambie Dew Drive</u></p> <ul style="list-style-type: none"> • Final road alignment (corner of Gloucester House Drive and Lambie Dew) service diversions, • Permanent USYD storage shed construction • Civil works • Temporary haul road at East Tower <p><u>Main Works – East Tower</u></p> <ul style="list-style-type: none"> • Above ground structure • Bulk excavation and piling • Stair 1 foundation • Inground structure and services • Lift core pad footings and overrun walls • Jump form establishment and core construction <p><u>Main Works – East Extension</u></p> <ul style="list-style-type: none"> • Above ground structure • Service diversion • Piling • Inground structure and services • Final Lambie Dew Drive road <p><u>Main Works – Northern Expansion</u></p> <ul style="list-style-type: none"> • Site establishment • Demolition • Above ground structure • Site clearing • Civil and bulk excavation • Service diversions • Permanent fire hydrant and booster enclosure including hardstand 	January 2024	Quarter 4, 2025

Stage	Stage Scope	Indicative Commencement Dates ¹	Indicative Completion Dates ¹
	<p><u>Main Works – Northern Arrival and Courtyard</u></p> <ul style="list-style-type: none"> • Site establishment • Demolition • Structure <p><u>Temporary Works 1</u> (Southern Entry for Northern Arrival relocation, non-emergency patient transport (NEPT) and newborn & paediatric Emergency Transport Services (NETS))</p> <ul style="list-style-type: none"> • Site establishment • Civil works • Minor demolition works to current to current roadways and kerb • Landscape, pavements, kerbs, guttering • Steelwork for canopy/awning • Minor internal services and finishes within existing hospital <p><u>Building 89 Cell and Molecular Therapies Unit (CMTU) Works:</u></p> <ul style="list-style-type: none"> • Site establishment • Demotion • Services and finishes within existing hospital • B89 lift pit construction 		

Stage	Stage Scope	Indicative Commencement Dates ¹	Indicative Completion Dates ¹
Stage 4	<p>Main Works (East Tower, East Extension, Northern Expansion, Northern Arrival and Courtyards)</p> <p>Works associated with Stage 4:</p> <p><u>Main Works – East Tower</u></p> <ul style="list-style-type: none"> • Services and finishes • Façade • Landscaping <p><u>Main Works – East Extension</u></p> <ul style="list-style-type: none"> • Services and finishes • Façade <p><u>Main Works – Northern Expansion</u></p> <ul style="list-style-type: none"> • Landscaping, pavements, kerbs and guttering • Services and finishes <p><u>Main Works – Northern Arrival and Courtyard</u></p> <ul style="list-style-type: none"> • Façade • Landscaping and pavement works • Services and finishes 	Quarter 1, 2025	Quarter 1, 2026
Stage 5	<p>Refurbishment Works and Temporary Works 2</p> <p>Works associated with Stage 5:</p> <ul style="list-style-type: none"> • All external and public domain works including pavements footpaths, soft and hard landscaping, roads, kerbs and gutters. <p><u>Refurbishment Works (excluding Level 05 Emergency Department and Ambulance Entry)</u></p> <ul style="list-style-type: none"> • Site Establishment • Refurbishment Works • Internal Demolition • Services and Finishes <p><u>Temporary Works 2 (Southern Entry for Temp Emergency Department and Ambulance Entry)</u></p> <ul style="list-style-type: none"> • Site Establishment • Civil and service/stormwater • Landscape, pavements, kerbs, guttering • Steelwork for canopy/awning • Internal services and finishes within existing hospital (Level 03 previously Intensive Care Unit (ICU)) 	June 2026	Quarter 4, 2027

Stage	Stage Scope	Indicative Commencement Dates ¹	Indicative Completion Dates ¹
Stage 6	<p>Refurbishment Works Stage 2</p> <p>Works associated with Stage 6:</p> <p><u>Refurbishment Works</u> (Level 05 Ambulance Entry and Emergency Department)</p> <ul style="list-style-type: none"> • Site Establishment • Internal demolition • Services and finishes • Civil and services (stormwater) • Landscape, kerbs and guttering • Steelwork for canopy/awning 	September 2026	Quarter 3, 2027
Stage 7	<p>Restoring Temporary Works 2</p> <p>Stage 7 will encompass the following scope of works:</p> <p><u>Temporary Works 2</u></p> <ul style="list-style-type: none"> • Temporary Works 2 restoration to original design • Site Establishment • Demolition works • Civil and service/stormwater • Landscape, kerbs and guttering • Internal refurbishment (Level 03) including finishes and services within existing hospital (completion of Level 03 extension theatres) 	October 2027	Quarter 4, 2027

Notes:

1. Dates noted above are indicative and may be impacted by changes to construction completion due to weather and obtaining necessary approvals. Each stage will not commence operations until the requisite approvals have been obtained.

2.2 Operations

The commencement of operations will occur over eight (8) key stages. The proposed timing of operations will occur from Quarter 2 2024 to Quarter 4 2027,

The breakdown and timing of operational stage are presented in Table 3. The delivery of each operational stage is presented in detail in Appendix C.

Table 3: Operations

Operational Phase	Scope	Indicative Timing for Operation ¹
OP1	Temporary Works 1: Northern Arrival relocations to Gloucester House Drive for Women's Entry, NETS and NEPT	Quarter 2, 2024

Operational Phase	Scope	Indicative Timing for Operation ¹
OP2	CMTU	Quarter 3, 2024
OP3	Temporary Helicopter Landing Site	Quarter 3, 2024
OP4	Northern Arrival, Women's & Babies, NEPT car park	Quarter 2, 2026
OP5	East Tower, Vertical Expansion	Quarter 3, 2026
OP6	Temporary Works 2: Emergency Department including East Extension Satellite Imaging	Quarter 3, 2026
OP7	Level 05 Emergency Department & Ambulance Entry	Quarter 3, 2027
OP8	All remaining, including Level 03 Theatres & Recovery	Quarter 4, 2027

Notes:

1. Dates noted above are indicative and may be impacted by changes to construction completion due to weather and obtaining necessary approvals. Each stage will not commence operations until the requisite approvals have been obtained.

2.3 Scope of works outside of this Staging Report

In addition to the construction stages detailed in Table 2 above, the early low impact works excluded from the definition of 'Construction' in SSD 47662959 (definitions, page 2 of the consent), will be undertaken when required to enable the remainder of the Project to run efficiently. This will include:

- building and road dilapidation surveys
- investigative drilling or investigative excavation
- Archaeological Salvage
- establishing temporary site offices (in locations identified by the conditions of this consent)
- installation of environmental impact mitigation measures, fencing, enabling works; and
- minor adjustments to services or utilities.

3. MANAGING COMPLIANCE AND POTENTIAL IMPACTS

3.1 Approach

The Project is committed to meeting its obligations and being a good neighbour.

Management of environmental issues and compliance with the conditions of consent will be achieved through the implementation of Project management plans, periodic reviews and Independent Auditing.

No aspect of the staged approach to construction and operation will affect the ability of the Project to comply with the conditions of consent. All triggered conditions of consent will be complied with at each Stage, within the timing specified in the Compliance Matrix in Appendix A. An 'X' and orange shading in the Compliance Matrix denotes a condition that is triggered at and applicable to a particular stage.

Once this Staging Report is approved, the Project must be staged in accordance with the staging set out in this document.

3.2 Management Plans

A number of management plans are required by the Project conditions of consent and are to be developed in accordance with the CPB Contractors management systems (including EMS), conditions of consent requirements, relevant standards and guidelines and best practice.

The Project management plans outline the requirements of the Project and ensure compliance with the conditions of consent and manage potential environmental and community impacts that may arise from the carrying out of the development.

The key management plans applicable to construction Stages 1 to 6 include (but are not limited to):

- Construction Environmental Management Plan (condition of consent B27) and sub-plans:
- Construction Traffic and Pedestrian Management Sub-Plan (condition of consent B28)
- Construction Noise and Vibration Management Sub-Plan (condition of consent B29)
- Construction Waste and Management Sub-Plan (condition of consent B30)
- Construction Soil and water Management Sub-Plan (condition of consent B31)
- Construction Biodiversity Management Sub-Plan (condition of consent B32)
- Construction Flood Emergency Management Sub-Plan (condition of consent B33).

These plans have been prepared for construction as a whole and will not require updating to cater for the staging described in this Report. Updates to the documents may occur where opportunities for improvement have been identified to ensure ongoing compliance is achieved and impacts are appropriately managed (refer Section 3.3).

Management of environmental issues and compliance with the Project's conditions of consent will be achieved through implementation of the management plans required by the consent.

The key management plans applicable to operations include (but are not limited to):

- Temporary Helipad Management Plan (condition of consent D11)
- Green Travel Plan (condition of Consent D20)
- Stormwater Operation and Maintenance Plan (condition of Consent D24)
- Operational Waste Management Plan (condition of Consent D28), and;
- Operational Flood Emergency Management Plan (condition of Consent D36).

3.3 Training and periodic review

Regular training is critical in ensuring the Project workforce understands and is committed to achieve compliance with the consent. In accordance with condition A23, the Project team will ensure that all employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of consent relevant to activities they carry out in respect of the Project.

Further, periodic review of Project documentation is key in ensuring that plans, strategies and programs required under the consent are adequate, fit for purpose and effective. In accordance with conditions A29 and A30, the Project team will review the strategies plans and programs required under the consent within three months of:

- the submission of an incident report under condition A25
- the submission of an Independent Audit under condition C43 or C45
- the approval of any modification of the conditions of this consent; or
- the issue of a direction of the Planning Secretary under condition A3 which requires a review,

The Planning Secretary and the Certifier must be notified in writing that a review is being carried out.

Following the review, if necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.

3.4 Auditing

Independent Audits provide a valuable tool in ensuring compliance is achieved and opportunities for improvement are realised.

As required by condition of consent C43, Independent Audits will be implemented on the Project in accordance with the Department (2020)'s *Independent Audit Post Approval Requirements*. The Independent Audits assess compliance with the conditions of consent, along with the adequacy

and implementation of Project plans, the handling and reporting of incidents and complaints and the environmental performance of the Project. Each Independent Audit report shall be submitted to the Department within two months of the audit site inspection, in accordance with condition C47.

The undertaking of Independent Audits for the Project will not be impacted by implementing a staged approach, as proposed in this Report.

3.5 Cumulative Impact

Impacts associated with the delivery and operations of the Project include traffic, parking and access, temporary pedestrian diversions, light spill and noise and vibration. These impacts in isolation or cumulatively would be unchanged as a result of the proposed staging and remain the same as those assessed by the Department prior to consent.

The Project would continue to manage the potential impacts through implementation of the Project plans, strategies and protocols identified within the conditions of consent. These are summarised in Section 3.2 above.

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APPENDIX A

Compliance Matrix – SSD 47662959 Schedule 2: Conditions of Consent

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments																																																																								
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8																																																																									
PART A ADMINISTRATIVE CONDITIONS																																																																																									
Obligation to Minimise Harm to the environment																																																																																									
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout construction and operation.																																																																								
A2	<p>The development may only be carried out:</p> <p>in compliance with the conditions of this consent;</p> <p>in accordance with all written directions of the Planning Secretary;</p> <p>generally, in accordance with the EIS and Response to Submissions;</p> <p>in accordance with the approved plans in the table below:</p> <table border="1" data-bbox="350 1045 1121 1894"> <thead> <tr> <th colspan="4">Architectural drawings prepared by Jacobs, Bates Smart and Neeson Mercutt + Neille</th> </tr> <tr> <th>Dwg No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr><td>RPA-ARC-BSA-DRG-MW-DA0103</td><td>J</td><td>SITE PLAN – DEMOLITION</td><td>06/06/23</td></tr> <tr><td>RPA-ARC-BSA-DRG-MW-DA0104</td><td>N</td><td>SITE PLAN – PROPOSED</td><td>16/06/23</td></tr> <tr><td>RPA-ARC-BSA-DRG-MW-DA0301</td><td>N</td><td>GENERAL ARRANGEMENT – LEVEL 1</td><td>09/06/23</td></tr> <tr><td>RPA-ARC-BSA-DRG-MW-DA0302</td><td>N</td><td>GENERAL ARRANGEMENT – LEVEL 2</td><td>09/06/23</td></tr> <tr><td>RPA-ARC-BSA-DRG-MW-DA0303</td><td>N</td><td>GENERAL ARRANGEMENT – LEVEL 3</td><td>09/06/23</td></tr> <tr><td>RPA-ARC-BSA-DRG-MW-DA0304</td><td>N</td><td>GENERAL ARRANGEMENT – LEVEL 4</td><td>09/06/23</td></tr> <tr><td>RPA-ARC-BSA-DRG-MW-DA0305</td><td>N</td><td>GENERAL ARRANGEMENT – LEVEL 5</td><td>09/06/23</td></tr> <tr><td>RPA-ARC-BSA-DRG-MW-DA0306</td><td>N</td><td>GENERAL ARRANGEMENT – LEVEL 6</td><td>09/06/23</td></tr> <tr><td>RPA-ARC-BSA-DRG-MW-DA0307</td><td>N</td><td>GENERAL ARRANGEMENT – LEVEL 7</td><td>09/06/23</td></tr> <tr><td>RPA-ARC-BSA-DRG-MW-DA0308</td><td>N</td><td>GENERAL ARRANGEMENT – LEVEL 8</td><td>09/06/23</td></tr> <tr><td>RPA-ARC-BSA-DRG-MW-DA0309</td><td>N</td><td>GENERAL ARRANGEMENT – LEVEL 9</td><td>09/06/23</td></tr> <tr><td>RPA-ARC-BSA-DRG-MW-DA0310</td><td>N</td><td>GENERAL ARRANGEMENT – LEVEL 10</td><td>09/06/23</td></tr> <tr><td>RPA-ARC-BSA-DRG-MW-DA0311</td><td>N</td><td>GENERAL ARRANGEMENT – LEVEL 11</td><td>09/06/23</td></tr> <tr><td>RPA-ARC-BSA-DRG-MW-DA0312</td><td>N</td><td>GENERAL ARRANGEMENT – LEVEL 12</td><td>09/06/23</td></tr> <tr><td>RPA-ARC-BSA-DRG-MW-DA0313</td><td>N</td><td>GENERAL ARRANGEMENT – LEVEL 13</td><td>09/06/23</td></tr> <tr><td>RPA-ARC-BSA-DRG-MW-DA0314</td><td>N</td><td>GENERAL ARRANGEMENT – LEVEL 14</td><td>09/06/23</td></tr> </tbody> </table>	Architectural drawings prepared by Jacobs, Bates Smart and Neeson Mercutt + Neille				Dwg No.	Rev	Name of Plan	Date	RPA-ARC-BSA-DRG-MW-DA0103	J	SITE PLAN – DEMOLITION	06/06/23	RPA-ARC-BSA-DRG-MW-DA0104	N	SITE PLAN – PROPOSED	16/06/23	RPA-ARC-BSA-DRG-MW-DA0301	N	GENERAL ARRANGEMENT – LEVEL 1	09/06/23	RPA-ARC-BSA-DRG-MW-DA0302	N	GENERAL ARRANGEMENT – LEVEL 2	09/06/23	RPA-ARC-BSA-DRG-MW-DA0303	N	GENERAL ARRANGEMENT – LEVEL 3	09/06/23	RPA-ARC-BSA-DRG-MW-DA0304	N	GENERAL ARRANGEMENT – LEVEL 4	09/06/23	RPA-ARC-BSA-DRG-MW-DA0305	N	GENERAL ARRANGEMENT – LEVEL 5	09/06/23	RPA-ARC-BSA-DRG-MW-DA0306	N	GENERAL ARRANGEMENT – LEVEL 6	09/06/23	RPA-ARC-BSA-DRG-MW-DA0307	N	GENERAL ARRANGEMENT – LEVEL 7	09/06/23	RPA-ARC-BSA-DRG-MW-DA0308	N	GENERAL ARRANGEMENT – LEVEL 8	09/06/23	RPA-ARC-BSA-DRG-MW-DA0309	N	GENERAL ARRANGEMENT – LEVEL 9	09/06/23	RPA-ARC-BSA-DRG-MW-DA0310	N	GENERAL ARRANGEMENT – LEVEL 10	09/06/23	RPA-ARC-BSA-DRG-MW-DA0311	N	GENERAL ARRANGEMENT – LEVEL 11	09/06/23	RPA-ARC-BSA-DRG-MW-DA0312	N	GENERAL ARRANGEMENT – LEVEL 12	09/06/23	RPA-ARC-BSA-DRG-MW-DA0313	N	GENERAL ARRANGEMENT – LEVEL 13	09/06/23	RPA-ARC-BSA-DRG-MW-DA0314	N	GENERAL ARRANGEMENT – LEVEL 14	09/06/23	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout construction and operation.
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				1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8	
	RPA-ARC-BSA-DRG-MW-DA0315	N	GENERAL ARRANGEMENT – LEVEL 15	09/06/23															
	RPA-ARC-BSA-DRG-MW-DA0316	N	GENERAL ARRANGEMENT – LEVEL 16	09/06/23															
	RPA-ARC-BSA-DRG-MW-DA0317	M	GENERAL ARRANGEMENT – LEVEL 17	09/06/23															
	RPA-ARC-BSA-DRG-MW-DA0501	C	EXTERNAL WORKS – EMERGENCY DEPARTMENT ARRIVAL	06/06/23															
	RPA-ARC-BSA-DRG-MW-DA0502	C	EXTERNAL WORKS – EMERGENCY DEPARTMENT ARRIVAL	06/06/23															
	RPA-ARC-BSA-DRG-MW-DA0901	J	ELEVATIONS – NORTH & SOUTH	06/06.23															
	RPA-ARC-BSA-DRG-MW-DA0902	J	ELEVATIONS – EAST & WEST	06/06.23															
	RPA-ARC-BSA-DRG-MW-DA0904	D	ELEVATIONS – LAMBIE DEW DRIVE	06/06.23															
	RPA-ARC-BSA-DRG-MW-DA0905	D	ELEVATIONS – CENTRAL COURTYARD	06/06.23															
	RPA-ARC-BSA-DRG-MW-DA1001	J	SECTIONS – AA & BB	06/06.23															
	RPA-ARC-BSA-DRG-MW-DA1002	J	SECTION – CC & DD	06/06.23															
	RPA-ARC-BSA-DRG-MW-DA1101	I	FAÇADE TYPE 01 – 1 BED OUTBOARD ENSUITE	06/06.23															
	RPA-ARC-BSA-DRG-MW-DA1102	I	FAÇADE TYPE 02 – INTENSIVE CARE UNIT (ICU)	06/06.23															
	RPA-ARC-BSA-DRG-MW-DA1103	I	FAÇADE TYPE 03 – 1 BED ISOLATION	06/06.23															
	RPA-ARC-BSA-DRG-MW-DA1104	I	FAÇADE TYPE 04 – 2 BED INBOARD ENSUITE	06/06.23															
	RPA-ARC-BSA-DRG-MW-DA1105	I	FAÇADE TYPE 05 – 2 BED TOE TO TOE	06/06.23															
	RPA-ARC-BSA-DRG-MW-DA1106	I	FAÇADE TYPE 06 – NEONATES	06/06.23															
	RPA-ARC-BSA-DRG-MW-DA1107	I	FAÇADE TYPE 07 – PLANT LEVELS	06/06.23															
	RPA-ARC-BSA-DRG-MW-DA1108	I	FAÇADE TYPE 08 – OPERATING THEATRE (EAST EXTENSION)	06/06.23															
	RPA-ARC-BSA-DRG-MW-DA1109	I	FAÇADE TYPE 09 – LINK BRIDGE	06/06.23															
	RPA-ARC-BSA-DRG-MW-DA1110	I	FAÇADE TYPE 10 – NORTH ARRIVAL ENTRY	06/06.23															
	RPA-ARC-BSA-DRG-MW-DA1111	I	FAÇADE TYPE 11 – WINTER GARDEN	06/06.23															
	RPA-ARC-BSA-DRG-MW-DA1112	I	FAÇADE TYPE 12 – RAIN SCREEN – BUILDING 89	06/06.23															
	RPA-ARC-BSA-DRG-MW-DA1113	D	FAÇADE TYPE 13 – RADIOLOGY	06/06.23															
	RPA-ARC-BSA-DRG-MW-DA2101	I	SOLAR ANALYSIS – SUMMER SOLSTICE	06/06.23															

Condition of Consent	Compliance Requirement				Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments
					1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8	
	RPA-ARC-BSA-DRG-MW-DA2102	I	SOLAR ANALYSIS – WINTER SOLSTICE	06/06.23																
	RPA-ARC-BSA-DRG-MW-DA2103	I	SOLAR ANALYSIS – EQUINOX	06/06.23																
	RPA-ARC-BSA-DRG-MW-DA2201	I	AREA CALCULATIONS	06/06.23																
	RPA-ARC-JAC-DRG-MW-150300	A	GENERAL ARRANGEMENT PLANS – LEVEL 3 (GROUND LEVEL) – EOT & BIKE PARKING FACILITY	21/06/23																
	RPA-ARC-BSA-DRG-MW-DA3001	B	SIGNAGE ZONES PLAN	15/07/23																
	RPA-ARC-BSA-DRG-MW-DA3002	A	SIGNAGE ZONES NORTH ELEVATION	15/07/23																
	RPA-ARC-BSA-DRG-MW-DA3003	A	SIGNAGE ZONES MISSENDEN RD ELEVATION	15/07/23																
	RPA-ARC-JAC-DRG-EW6-400101	G	ELEVATIONS & SECTION – PACKAGE 6	21/07/23																
	Landscaping plans prepared by Turf Design Studio																			
	Dwg No.	Rev	Name of Plan	Date																
	RPA-LAN-TDS-DRW-MW-150000	O	TREE MANAGEMENT PLAN	22/06/2023																
	RPA-LAN-TDS-DRW-MW-200000	O	Site Landscape Plan	22/06/2023																
	RPA-LAN-TDS-DRW-MW-200002	L	Soil Depth Plan	15/08/2023																
	RPA-LAN-TDS-DRW-MW-200101	N	General Arrangement Plan – Northern Arrival	22/06/2023																
	RPA-LAN-TDS-DRW-MW-200201	N	General Arrangement Plan – Northern Terrace	23/06/2023																
	RPA-LAN-TDS-DRW-MW-200301	N	General Arrangement Plan – L3 Sunken Gardens	22/06/2023																
	RPA-LAN-TDS-DRW-MW-200401	N	General Arrangement Plan – L4 Central Courtyard	22/06/2023																
	RPA-LAN-TDS-DRW-MW-200501	N	General Arrangement Plan – Eastern Gardens 1 of 2	22/06/2023																
	RPA-LAN-TDS-DRW-MW-200502	N	General Arrangement Plan – Eastern Gardens 2 of 2	22/06/2023																
	RPA-LAN-TDS-DRW-MW-200601	S	General Arrangement Plan – Eastern Green Roofs	15/08/2023																
	RPA-LAN-TDS-DRW-MW-200701	N	General Arrangement Plan – Missenden Arrival	22/06/2023																
	RPA-LAN-TDS-DRW-MW-520001	N	Overall Tree Planting Plan	22/06/2023																
	RPA-LAN-TDS-DRW-MW-520101	N	Planting Plan – Northern Arrival	22/06/2023																
	RPA-LAN-TDS-DRW-MW-520201	N	Planting Plan – Northern Terrace	22/06/2023																
	RPA-LAN-TDS-DRW-MW-520301	N	Planting Plan – L3 Sunken Garden	22/06/2023																

Condition of Consent	Compliance Requirement				Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments	
					1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8		
	RPA-LAN-TDS-DRW-MW-520401	N	Planting Plan – L4 Central Courtyard	22/06/2023																	
	RPA-LAN-TDS-DRW-MW-520501	N	Planting Plan – Eastern Gardens	22/06/2023																	
	RPA-LAN-TDS-DRW-MW-520601	M	Planting Plan – Eastern Wing Green Roofs	15/08/2023																	
	RPA-LAN-TDS-DRW-MW-520701	N	Planting Plan – Missenden Arrival	22/06/2023																	
	RPA-LAN-TDS-DRW-MW-520801	N	Planting Plan – USYD	22/06/2023																	
	RPA-LAN-TDS-DRW-MW-540002	N	Proposed Tree Canopy Cover Plan	22/06/2023																	
	RPA-LAN-TDS-DRW-MW-700101	N	Section – Northern Arrival	22/06/2023																	
	RPA-LAN-TDS-DRW-MW-700201	I	Section – Northern Terrace	22/06/2023																	
	RPA-LAN-TDS-DRW-MW-700301	I	Section – L3 Sunken Gardens	22/06/2023																	
	RPA-LAN-TDS-DRW-MW-700401	I	Section – L4 Central Courtyard	22/06/2023																	
	RPA-LAN-TDS-DRW-MW-700501	N	Section – Eastern Garden	22/06/2023																	
	RPA-LAN-TDS-DRW-MW-900300	I	Details – Furniture	22/06/2023																	
A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <ul style="list-style-type: none"> (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and (b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and (c) the implementation of any actions or measures contained in any such document referred to in (a) above. 				X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout construction and operation.
A4	<p>The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.</p>				X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout construction and operation.
Limits of Consent																					

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments		
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8			
A5	This consent lapses five years after the date of consent unless work is physically commenced.	X																This condition will be complied with post Stage 1.	
Prescribed Conditions																			
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 4, Division 2 of the EP&A Regulation.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout construction and operation.
Planning Secretary as Moderator																			
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout construction and operation.
Evidence of Consultation																			
A8	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: (ii) the outcome of that consultation, matters resolved and unresolved; and (iii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout construction and operation.
Staging																			
A9	The project may be constructed and operated in stages generally in accordance with 'Preliminary Construction Management Plan (Revision 6.0)' prepared for Health Infrastructure and dated 20/06/2023. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted for the approval of the Certifier. The Staging Report must be submitted to the Certifier no later than 14 days before the	X																	Staging report would only be required to be submitted prior to the issue of Stage 1 Crown Certificate and then only resubmitted if the staging report is

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments	
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8		
	commencement of construction of the first of the proposed stages of construction and 14 days before the commencement of operation of the first stage of the proposed stages of operation.																	amended or updated to reflect modified staging.
A10	<p>A Staging Report prepared in accordance with condition A9 must:</p> <ul style="list-style-type: none"> (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish. (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; (d) specify how compliance with independent auditing requirements will be achieved across and between each of the operational stages of the project; and (e) set out mechanisms for managing any cumulative impacts arising from the proposed staging. 	X																Staging report would only be required to be submitted prior to the issue of Stage 1 Crown Certificate and then only resubmitted if the staging report is amended or updated to reflect modified staging.
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Certifier.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout each construction and operational phase.
A12	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report including independent auditing requirements.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout construction and operation.

Staging, Combining and Updating Strategies, Plans or Programs

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments	
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8		
A13	<p>The Applicant may:</p> <ul style="list-style-type: none"> (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); (b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and (c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development). 	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout, in the event Strategies, Plans or Programs are staged, combined, or updated separate to implementation of the Staging Report under A9A12, or updated through A29/30.
A14	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout, in the event Strategies, Plans or Programs are staged, combined, or updated separate to implementation of the Staging Report under A9A12, or updated through A29/A30.
A15	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout, in the event Strategies, Plans or Programs are staged, combined, or updated separate to

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments	
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8		
																		implementation of the Staging Report under A9A12, or updated through A29/A30.
A16	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout construction and operation.
Structural Adequacy																		
A17	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. Note: Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	This condition applies to and will be complied with in full throughout construction and operational phase.
External Walls and Cladding																		
A18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	X		X	X			X										BCA compliance of external walls and cladding will be demonstrated prior to the relevant works during stages 1, 3, 4, 7.
Applicability of Guidelines																		
A19	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	X	X	X	X	X	X	X										This condition will be complied with in full throughout construction.
A20	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	X	X	X	X	X	X	X										This condition will be complied with in full throughout construction.

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8	
Monitoring of Environmental Audit																	
A21	<p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non compliance notification, Site audit report and independent auditing.</p> <p>Note: For the purposes of this condition, as set out in the EP&A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</p>	X	X	X	X	X	X	X									This condition will be complied with in full throughout construction.
Access to Information																	
A22	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <p>(i) the documents referred to in condition A2 of this consent;</p> <p>(ii) all current statutory approvals for the development;</p> <p>(iii) all approved strategies, plans and programs required under the conditions of this consent;</p> <p>(iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;</p> <p>(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</p> <p>(vi) a summary of the current stage and progress of the development;</p>	X	X	X	X	X	X	X									This condition will be complied with in full throughout construction

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments	
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8		
	(vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.																	
Compliance																		
A23	The Applicant must ensure that all of its employees, contractors (and their subcontractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	X	X	X	X	X	X	X										This condition will be complied with in full throughout construction.
Incident Notification, Reporting and Response																		
A24	The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.	X	X	X	X	X	X	X										This condition will be complied with in full throughout construction.
A25	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.	X	X	X	X	X	X	X										This condition will be complied with in full throughout construction.
Non-compliance Notification																		
A26	The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any noncompliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any noncompliance.	X	X	X	X	X	X	X										This condition will be complied with in full throughout construction.
A27	The notification must identify the development and the application number for it, set out the condition of consent that	X	X	X	X	X	X	X										This condition will be complied with in full

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments	
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8		
	the development is noncompliant with, the way in which it does not comply and the reasons for the noncompliance (if known) and what actions have been, or will be, undertaken to address the noncompliance.																	throughout construction.
A28	A noncompliance which has been notified as an incident does not need to also be notified as a noncompliance.	X	X	X	X	X	X	X										This condition will be complied with in full throughout construction.
Revision of Strategies, Plans and Programs																		
A29	<p>Within three months of:</p> <ul style="list-style-type: none"> (a) the submission of an incident report under condition A25; (b) the submission of an Independent Audit under condition C43 or C45; (c) the approval of any modification of the conditions of this consent; or (d) the issue of a direction of the Planning Secretary under condition A3 which requires a review, <p>the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.</p>	X	X	X	X	X	X	X										This condition will be complied with in full throughout construction.
A30	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.</p> <p>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</p>	X	X	X	X	X	X	X										This condition will be complied with in full throughout construction.
Missenden Road On-street Parking																		

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments	
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8		
A31	Unless otherwise agreed by Council, the proposed four on-street parallel parking spaces along Missenden Road are not approved	X	X	X	X	X	X	X										This condition will be complied with in full throughout construction.
Associated Roadway Costs																		
A32	All costs associated with the construction of any new public road works associated with the development including kerb and gutter, road pavement, drainage system and footway are to be borne by the Applicant. The new public road works must be designed and constructed in accordance with Council's Sydney Streets Technical Specification, including amendments, and the Sydney Streets Design Code.	X	X	X		X		X										This condition will be complied with during stages 1, 2, 3, 5 and 7.
Cost of Signposting																		
A33	All costs associated with signposting for any kerbside parking restrictions and traffic management measures associated with the development are to be borne by the Applicant.	X	X	X	X	X	X	X										This condition will be complied with in full throughout construction.
Paving Materials																		
A34	The surface of any material used for the paving of colonnades, thoroughfares, plazas, arcades and the like which are used by the public must be designed to comply with AS 4586:2004 Slip resistance classification of new pedestrian surface materials.				X			X										AS 4586:2004 compliance of material used for the paving of colonnades, thoroughfares, plazas, arcades will be demonstrated prior to the issue of construction stage 4 and 6.
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION																		
Notification of Commencement																		
B1	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction at least 48 hours before those dates.	X	X	X	X	X	X	X										Contractor to notify the Department at least 48 hours prior to the commencement each project Stage.

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments	
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8		
B2	If the construction of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	X	X	X	X	X	X	X										Contractor to notify the Department at least 48 hours prior to the commencement each project Stage.
B3	<p>Prior to the commencement of construction of the building works set out in (a) and (b) below, the Applicant must prepare amended plans for the approval of the Design Integrity Panel (DIP). The amended plans, and evidence that they have been endorsed by the DIP, must be provided for the information of the Planning Secretary, Certifier and Council. The amended plans must include details of:</p> <p>(a) façade treatment at the existing ground-level Northern Arrival frontage (Level 3) of Building 89;</p> <p>(b) the Missenden Road canopy at a scale of 1:20, prepared with input from a suitably qualified heritage specialist. The canopy must relate sympathetically to the context and setting of the Albert Pavilion with minimal interruption to primary view lines. Drawings must include details of materials, angle of canopy, the design of gutters and downpipes.</p>				X		X											Amended DIP endorsed plans will be submitted to the Planning Secretary, Certifier and Council prior to the commencement of construction of the relevant building works during stages 4 and 6.
B4	Prior to the commencement of construction of above ground building works, the Applicant must provide evidence to the Planning Secretary and Certifier that the DIP has endorsed the external "For Construction" architectural drawings and samples of all external materials, including any revised 3D photomontages, as being consistent with the approved design.				X		X											Evidence of DIP endorsement will be provided to the Planning Secretary and Certifier prior to stages 4 and 6.
B5	Any future 4.55(2) modification applications must be accompanied by a Design Integrity Report which details that the proposed changes have been reviewed and endorsed by the DIP. The Design Integrity Report must include a summary of feedback provided by the DIP and responses by the Applicant to this advice.				X		X											If any future 4.55(2) modification applications are required regarding the façade treatment or Missenden Road canopy, they will be accompanied by a Design Integrity Report
B6	Any future 4.55(1A) modification applications must be accompanied by a Design Integrity Report.				X		X											If any future 4.55(2) modification applications are

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments	
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8		
																		required regarding the façade treatment or Missenden Road canopy, they will be accompanied by a Design Integrity Report
Certified Drawings																		
B7	Prior to the commencement of construction, the Applicant must submit to the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	X	X	X	X	X	X	X										Certified structural drawings will be submitted to the Certifier prior to commencement of each stage.
External Walls and Cladding																		
B8	Prior to the commencement of construction, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. A copy of the documentation must be made available on the Applicant's website within 14 days after the Certifier accepts it.	X		X	X			X										Design to be completed prior to stages 1, 3, 4, and 7.
Pre-Construction Dilapidation Report – Protection of Public Infrastructure																		
B9	<p>Prior to the commencement of construction, the Applicant must:</p> <ul style="list-style-type: none"> (a) consult with the relevant owner and provider of services and infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure. (b) prepare a Pre-Construction Dilapidation Report identifying the condition of all public (non residential) infrastructure and assets in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected; (c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and 	X	X	X	X													The Applicant will consult relevant owners and providers to make suitable arrangements for access and conduct and provide a preconstruction survey prior to commencement of Stages 1, 2, 3 and 4.

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments	
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8		
	(d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary with 48 hours when requested.																	
Pre-Construction Survey – Adjoining Properties																		
B10	Prior to the commencement of any construction, the Applicant must offer a preconstruction survey to owners of buildings that are likely to be impacted by the development.	X	X	X	X													The Applicant will consult relevant owners and providers to offer a preconstruction survey prior to commencement of Stages 1, 2, 3 and 4.
B11	Where the offer for a preconstruction survey is accepted (as required by condition B10), the Applicant must arrange for a survey to be undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings.	X	X	X	X													The Applicant will consult relevant owners and providers to offer a preconstruction survey prior to commencement of Stages 1, 2, 3 and 4.
B12	<p>Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B11, the Applicant must:</p> <p>(a) provide a copy of the relevant survey to the owner of each residential building surveyed in the form of a Pre-Construction Survey Report;</p> <p>(b) submit a copy of the Pre-Construction Survey Report to the Certifier; and</p> <p>(c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary within seven days when requested.</p>	X	X	X	X													The Applicant will consult relevant owners and providers to offer a preconstruction survey prior to commencement of Stages 1, 2, 3 and 4.
Public Domain Plan																		
B13	<p>Prior to the commencement of construction of any public domain works on Council-owned land (excluding utility works), a detailed Public Domain Plan must be submitted to the Certifier.</p> <p>The plan must:</p> <p>(a) be endorsed by Council;</p> <p>(b) document all works required to ensure that the public domain upgrade work complies with Council's Public Domain Manual, Sydney Streets Code, Sydney Street</p>							X										A Public Domain Plan will be endorsed by Council and submitted to the Certifier prior to the commencement of construction of public domain works during Stage 6.

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments	
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8		
	<p>Tree Masterplan, Sydney Lights: Public Domain Design Guide, Sydney Streets Technical Specification;</p> <p>(c) be based on an accurate survey, to scale and fully coordinated across all disciplines and submissions; and</p> <p>(d) include public domain levels and gradients documentation and public domain lighting design, including undergrounding where possible</p>																	
Public Domain Works Security Bond																		
B14	<p>Prior to the commencement of construction of any public domain works on Council-owned land (excluding utility works), a Public Domain Security Bond is required for the public domain works and repairing damage that may be caused to Council's public domain in the vicinity of the site, in accordance with the City of Sydney's adopted fees and charges and the Public Domain Manual. Council will retain the bond until all public domain works, including rectification of damage to the public realm, are completed to Council's standards in accordance with condition D17.</p> <p>Note: On satisfying the above requirements, Council will issue a Public Domain Works – Letter of Completion Operational Acceptance and 90 per cent of the bond will be released. The remaining 10 per cent will be retained for a six month defects liability period from the date of Completion, as nominated by Council and outlined in the Public Domain Works – Letter of Completion Operational Acceptance</p>						X											A Public Domain Security Bond will be lodged with Council prior to the commencement of construction of public domain works during Stage 6.
B15	<p>Prior to the lodgement of the bond required in accordance with condition B14, the Applicant must contact Council to determine the bond amount. The bond must be lodged with Council prior to an approval being issued for Public Domain Plan required in accordance with condition B13.</p>						X											The applicant will consult with Council prior to lodgement of the bond required by B14.
Ecologically Sustainable Development																		
B16	<p>Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate to the Certifier that the ESD initiatives recommended by the ESD report ('SSDA Report – Sustainability (Revision 04)', prepared by Climatewise Design and dated 31/10/22) have been incorporated into the design of the development.</p>			X	X	X	X	X										Correspondence from Certifier as to incorporation of relevant ESD initiatives into design to be received prior to Stages 3 – 7.

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments	
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8		
B17	The project is to achieve compliance with section 2.5.6 of the Health Infrastructure Engineering Services Guidelines dated 6 August 2021 (including Design Guidance Note No. 058) by attaining a minimum of 60 points in accordance with the ESD Evaluation Tool.			X	X	X	X	X										A letter from the certifier that the project has obtained a minimum of 60 points to be obtained prior to Stages 3 – 7.
Heritage Photographic Archival Recording																		
B18	Prior to the commencement of demolition of any heritage item, a photographic archival record of the external and internal areas of the heritage items on site and all other items of heritage significance on the site identified in 'Statement of Heritage Impact' (Issue 7), prepared by Heritage 21 and dated 3 November 2022, and addendum prepared by Heritage21 dated 8 June 2023, must be prepared in accordance with the NSW Heritage Branch guidelines titled Photographic Recording of Heritage Items using Film or Digital Capture. A digital copy must be submitted to Council, any relevant local studies collection in the locality and made available on the Applicant's website prior to the commencement of demolition of any heritage item.		X					X										A photographic archival record will be prepared and submitted to Council and the Planning Secretary prior to demolition of any heritage items during Stages 2 and 6.
Heritage – Albert Pavilion Internal Works																		
B19	Prior to the commencement of construction works for internal refurbishment of the Albert Pavilion (Building 63), detailed architectural plans for internal works must be submitted to the Certifier. The plans must be accompanied by a written statement from a suitably qualified and experienced heritage professional, confirming that adequate consideration has been given to the retention of original masonry internal walls and any remnant fabric of significance, where feasible.							X										Detailed architectural plans will be submitted to the Certifier prior to Stage 6.
Outdoor Lighting																		
B20	Prior to commencement of lighting installation, evidence must be submitted to the Certifier that all outdoor lighting to be installed within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 42822019 Control of the obtrusive effects of outdoor lighting.	X	X	X	X	X		X										Evidence will be submitted to the Certifier prior to the installation of lighting during stages 1, 2, 3, 4, 5 and 7.
Demolition																		

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments	
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8		
B21	Prior to the commencement of construction, demolition work plans required by AS 26012001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.	X	X	X	X	X	X	X										This condition applies throughout all stages during construction.
Existing Helipad / Helicopter Operations During Construction																		
B22	Prior to the commencement of construction, helipad / helicopter operations at the site are to be reviewed by a suitably qualified and experienced aviation professional in consultation with relevant stakeholders. A report summarising the outcome of the review must be submitted to the Certifier and provided to stakeholders. The review must consider: (a) the proposed construction methodology including plant and equipment to be used (including lighting and cranes) and recommend changes to the construction methodology and / or flight paths where required to ensure safe ongoing helicopter operations at the site; and (b) any additional fire safety requirements as approved by NSW Fire & Rescue, to be designed by a suitably qualified and experienced accredited practitioner (fire safety).	X			X													This condition applies prior to Stages 1 and 4.
Helipad Design																		
B23	Prior to the construction of each helipad, a report prepared by a suitably qualified and experienced aviation professional must be submitted to the Certifier which states that the design of the helipad incorporates the relevant details outlined in the Civil Aviation Safety Authority publication Advisory Circular AC 139R01 v1.0 Guidelines for heliports design and operation and other relevant National and International guidelines. Any additional fire safety compliance requirements as approved by NSW Fire & Rescue are to be designed by a suitably qualified and experienced accredited practitioner (fire safety).	X			X													This condition applies prior to Stages 1 and 4.
Helipad Operations																		
B24	Prior to the construction of the temporary helipad, it must be considered safe and fit for purpose by the operator in	X																This condition applies prior to Stage 1.

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments	
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8		
	accordance with the Civil Aviation Safety Regulation, Reg 91.410.																	
B25	Prior to construction of the permanent helipad, future ongoing helicopter operations to the site are to be reviewed by a suitably qualified and experienced aviation professional. Proposed flight paths to the helipad must be identified in consultation with relevant stakeholders in accordance with Civil Aviation Safety Authority publication Advisory Circular AC 139R01 v1.0 Guidelines for heliports design and operation and other relevant National and International guidelines. A report summarising the outcome of the review and a Three-dimensional Visual Flight Rules Approach and Departure Path and Survey must be submitted to the Certifier and Council, and made available on the Applicant's website.				X													This condition applies prior to Stage 4.
Environmental Management Plan Requirements																		
B26	Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020). Notes: <ul style="list-style-type: none"> The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans. 	X																Management plans will be developed prior to Stage 1 and will be prepared in accordance with the relevant guidelines. Management plans will apply to all stages of construction. All subsequent revisions, if any are required will also align with the relevant guidelines.
Construction Environmental Management plan																		
B27	Prior to the commencement of any construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and must be published on the Applicant's website in accordance with condition A22. The CEMP must include, but not be limited to, the following: <ul style="list-style-type: none"> (a) Details of: <ul style="list-style-type: none"> (i) hours of work; (i) 24hour contact details of site manager; 	X																The CEMP will be developed prior to Stage 1 and will be prepared in accordance with the relevant guidelines. Management plans will apply to all stages of construction. All subsequent revisions, if any are

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8	
	<ul style="list-style-type: none"> (ii) management of dust and odour to protect the amenity of the neighbourhood; (iii) stormwater control and discharge; (iv) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (v) groundwater management plan including measures to prevent groundwater contamination; (vi) external lighting in compliance with AS 42822019 Control of the obtrusive effects of outdoor lighting; (vii) existing helipad / helicopter operations during construction, as required by condition B22; (b) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; (c) Construction Traffic and Pedestrian Management Sub-Plan (see condition B28); (d) Construction Noise and Vibration Management Sub-Plan (see condition B29); (e) Construction Waste Management Sub-Plan (see condition B30); (f) Construction Soil and Water Management Sub-Plan (see condition B31); (g) Biodiversity Management Sub-Plan (see condition B32); and (h) Construction Flood Emergency Management Plan (see condition B33). 																required will also align with the relevant guidelines
B28	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and TfNSW; (c) detail: <ul style="list-style-type: none"> (i) measures to ensure road safety and network efficiency during construction in consideration of 	X															<p>The CTPMSP will be developed prior to Stage 1 and will be prepared in accordance with the relevant guidelines. Management plans will apply to all stages of construction.</p> <p>All subsequent revisions, if any are required will also align</p>

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8	
	<p>potential impacts on general traffic, cyclists and pedestrians and bus services;</p> <p>(ii) measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs;</p> <p>(iii) heavy vehicle routes, access and parking arrangements;</p> <p>(iv) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, in accordance with the latest version of AS 2890.2; and</p> <p>(v) arrangements to ensure that construction vehicles enter and leave the site in a forward direction unless in specific exceptional circumstances under the supervision of accredited traffic controller(s).</p>																with the relevant guidelines.
B29	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert;</p> <p>(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</p> <p>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>(d) include strategies that have been developed with stakeholders for managing high noise generating works;</p> <p>(e) describe the consultation undertaken to develop the strategies in condition B29(d);</p> <p>(f) include a complaints management system that would be implemented for the duration of the construction; and</p> <p>(g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B26.</p>	X															<p>The CNVMSP will be developed prior to Stage 1 and will be prepared in accordance with the relevant guidelines. Management plans will apply to all stages of construction.</p> <p>All subsequent revisions, if any are required will also align with the relevant guidelines.</p>
B30	<p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the procedures for the management of waste including the following:</p>	X															<p>The CWMSP will be developed prior to Stage 1 and will be</p>

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments	
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8		
	<p>(a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use for materials to remain;</p> <p>(b) information regarding the recycling and disposal locations; and</p> <p>(c) confirmation of the contamination status of the development areas of the site based on the validation results.</p>																<p>prepared in accordance with the relevant guidelines. Management plans will apply to all stages of construction.</p> <p>All subsequent revisions, if any are required will also align with the relevant guidelines.</p>	
B31	<p>The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <p>(a) be prepared by a suitably qualified expert, in consultation with Council;</p> <p>(b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>(c) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';</p> <p>(d) direct all sediment laden water in overland flow away from the leachate management system and prevent cross-contamination of clean and sediment or leachate laden water.</p> <p>(e) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site);</p> <p>(f) detail all offsite flows from the site; and</p> <p>(g) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 5year ARI and 1 in 100 year ARI.</p>	X															<p>The CSWMSP will be developed prior to Stage 1 and will be prepared in accordance with the relevant guidelines. Management plans will apply to all stages of construction.</p> <p>All subsequent revisions, if any are required will also align with the relevant guidelines.</p>	
B32	<p>The Biodiversity Management Sub-Plan (BMSP) must address, but not be limited to, the following:</p>	X																<p>The BMSP will be developed prior to Stage 1 and will be prepared in accordance</p>

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments	
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8		
	<p>(a) be prepared by a suitably qualified and experienced person/s; and</p> <p>(b) set out the measures identified in 'Streamlined Biodiversity Development Assessment Report', (version Final v3.0), prepared by Narla Environmental and dated 2 November 2022, to minimise, mitigate and manage impacts on biodiversity, including timing and responsibility for delivery of the measures.</p>																	with the relevant guidelines. Management plans will apply to all stages of construction. All subsequent revisions, if any are required will also align with the relevant guidelines.
B33	<p>The Construction Flood Emergency Management Sub-Plan must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) address the provisions of the Floodplain Risk Management Guidelines (EHG);</p> <p>(c) include details of:</p> <p>(d) the flood emergency responses for both construction phases of the development;</p> <p>(i) predicted flood levels;</p> <p>(ii) flood warning time and flood notification;</p> <p>(iii) assembly points and evacuation routes;</p> <p>(iv) evacuation and refuge protocols; and</p> <p>(v) awareness training for employees and contractors, and users/visitors.</p>	X																The CFEMSP will be developed prior to Stage 1 and will be prepared in accordance with the relevant guidelines. Management plans will apply to all stages of construction. All subsequent revisions, if any are required will also align with the relevant guidelines.
B34	<p>A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p> <p>(a) minimise the impacts of earthworks and construction on the local and regional road network;</p> <p>(b) minimise conflicts with other road users;</p> <p>(c) minimise road traffic noise; and</p> <p>(d) ensure truck drivers use specified routes.</p>	X																The Drive Code of Conduct will be developed prior to Stage 1 and will be prepared in accordance with the relevant guidelines. Management plans will apply to all stages of construction. All subsequent revisions, if any are required will also align with the relevant guidelines.

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8	
Construction Parking																	
B35	Prior to the commencement of any construction, the Applicant must provide sufficient parking facilities onsite or within any approved works zones for construction vehicles and machinery, including for heavy vehicles, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	X	X	X	X			X									Sufficient onsite parking for heavy vehicles will be provide for heavy vehicles during each stage of construction, except where separate work zones have been approved. The location of heavy vehicle parking and separate work zones may change depending on each stage of construction.
B36	Prior to the commencement of any construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be published on the Applicant's website in accordance with condition A22. This condition cannot be staged.	X															The CWTS will be developed prior to Stage 1 and will be prepared in accordance with the relevant guidelines. The CWTS will apply to all stages of construction.
Flood Management																	
B37	Prior to the commencement of construction, the Applicant must prepare and implement for the duration of construction: (a) flood warning and notification procedures for construction workers on site; and (b) evacuation and refuge protocols.	X															Flood warning and notification procedures, evacuation and refuge protocols will be developed prior to Stage 1 and will be prepared in accordance with the relevant guidelines. These will apply to all stages of construction
B38	Prior to the commencement of construction, details must be provided to the Certifier confirming that all new habitable floors Level 2 and above are no lower than the 1% Annual Exceedance Probability flood plus 500mm of freeboard, and that			X													Prior to relevant Level 2 floor works commencing, Certifier satisfaction will be

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments	
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8		
	the development achieves the required flood planning levels outlined in 'Response to Submissions: Infrastructure Delivery, Management and Staging Plan – Flooding and Stormwater' (Revision 9), prepared by Taylor Thomson Whitting and dated 9 June 2023.																	obtained for flooding impacts.
B39	Prior to the commencement of construction, details must be provided to the Certifier confirming that any new structures below the 1% Annual Exceedance Probability plus 500mm of freeboard are constructed from flood compatible building components.			X														Prior to construction of any new structures below the 1% AEP Certifier satisfaction will be obtained for flood compatible building components.
Operational Noise – Design of Mechanical Plant and Equipment																		
B40	<p>Prior to installation of mechanical plant and equipment:</p> <p>(a) a detailed assessment of mechanical plant and equipment with compliance with the relevant project specific noise levels as recommended in 'Noise and Vibration Impact Assessment for SSDA, AC07 (Rev K)' prepared by Arup and dated 27 June 2023, must be undertaken by a suitably qualified person; and</p> <p>(b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under (a) have been incorporated into the design to ensure the development will not exceed the project specific noise levels identified in 'Noise and Vibration Impact Assessment for SSDA, AC07 (Rev K)' prepared by Arup and dated 27 June 2023.</p>	X			X	X	X											Compliance of detail design drawings with noise limits specified by the condition will be demonstrated prior to the installation of mechanic plant and equipment associated with each relevant construction stage of works.
Public Domain Works																		
B41	Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.	X		X	X		X											Prior to the commencement of footpath and public domain works during construction stages 1, 3, 4 and 6 the applicant will submit evidence of Council approval to the Certifier.
Site Contamination																		

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments		
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8			
B42	Prior to the commencement of construction, the Applicant must engage a NSW EPA-accredited Site Auditor to provide advice throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed.	X																A NSW EPA-accredited Site Auditor will be engaged prior to Stage 1 for the duration of work relating to soil or groundwater contamination.	
Tree Protection																			
B43	<p>Prior to the commencement of construction, a revised Arboricultural Impact Assessment Report and Tree Protection Specification must be prepared by a suitably qualified professional, in accordance with the final design drawings for construction. The report must be submitted to the Certifier and incorporate:</p> <p>(a) the recommendations outlined in Section 6.0 of 'Arboricultural Impact Assessment Report', (Revision E), prepared by Martin Peacock Tree Care and dated 22 June 2023; and</p> <p>(b) a detailed specification for tree sensitive construction methods to be utilised to minimise the impact of the works upon the trees.</p>	X	X															A revised Arboriculture Impact Assessment Report and Tree Protection Specification will be prepared prior to commencement of Stages 1 and 2 and compliance demonstrated to the Certifier.	
PART C DURING CONSTRUCTION																			
Site Notice																			
C1	<p>A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements:</p> <p>(a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30point type size;</p> <p>(b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period;</p> <p>(c) the approved hours of work, the name of the builder, Certifier, structural engineer, site/ project manager, the responsible managing company (if any), its address and 24hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice(s); and</p>	X	X	X	X	X	X	X											A site notice will be prominently displayed at the boundaries of the site during all construction stages of the Project

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8	
	(d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.																
Operation of Plant and Equipment																	
C2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	X	X	X	X	X	X	X									All construction plant and equipment will be maintained in a proper and efficient condition during all construction stages of the Project.
Demolition																	
C3	Demolition work must comply with the demolition work plans required by Australian Standard AS 26012001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B21.	X	X	X	X	X	X	X									All construction plant and equipment will be maintained in a proper and efficient condition during all construction stages of the Project.
Construction Hours																	
C4	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	X	X	X	X	X	X	X									Required construction hours will be complied with for all stages of the Project, unless works comprise those listed in conditions C5, C6, C7 and C9
C5	Notwithstanding condition C4, provided noise levels do not exceed the highly noise affected construction noise management levels at any residential receiver as outlined in Table 27 of 'Noise and Vibration Impact Assessment for SSDA AC07', (Revision K), prepared by ARUP and dated 27 June 2023, works may also be undertaken during the following hours: (a) between 7am and 8am, and 1pm and 7pm, Saturdays.	X	X	X	X	X	X	X									Required construction hours will be complied with for all stages of the Project, unless works comprise those listed in conditions C5, C6, C7 and C9
C6	Construction activities may be undertaken outside of the hours in condition C4 and C5 if required: (a) where the works relate to construction activities 3a, 3b, 3c, 3d, 5 and 7a as identified in Table 39 of 'Noise and	X	X	X	X	X	X	X									Required construction hours will be complied with for all stages of the Project, unless works comprise those listed in

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments	
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8		
	<p>Vibration Impact Assessment for SSDA AC07', (Revision K), prepared by ARUP and dated 27 June 2023; or</p> <p>(b) by the Police or a public authority for the delivery of vehicles, plant or materials; or</p> <p>(c) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or</p> <p>(d) where the works are inaudible at the nearest sensitive receivers; or</p> <p>(e) for the delivery, setup and removal of construction cranes, where notice of the crane related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or</p> <p>(f) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.</p>																	conditions C5, C6, C7 and C9.
C7	<p>Construction activities relating to internal fit-out works may be undertaken outside of the hours in condition C4 and C5 if required, provided that:</p> <p>(a) management and mitigation measures are implemented in accordance with the practices outlined in Table 44 of 'Noise and Vibration Impact Assessment for SSDA AC07', (Revision K), prepared by ARUP and dated 27 June 2023;</p> <p>(b) the façade near where the works are being conducted is entirely closed during extended construction hours; and</p> <p>(c) deliveries for the internal fit-out works are undertaken during the approved construction hours in condition C4.</p>	X	X	X	X	X	X	X										Required construction hours will be complied with for all stages of the Project, unless works comprise those listed in conditions C5, C6, C7 and C9.
C8	<p>Notification of such construction activities as referenced in conditions C5(a) and C7 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.</p>	X	X	X	X	X	X	X										This condition applies to and will be complied with for all construction stages and throughout development.
C9	<p>Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:</p> <p>(a) 9am to 12pm, Monday to Friday;</p> <p>(b) 2pm to 5pm Monday to Friday; and</p> <p>(c) 9am to 12pm, Saturday.</p>	X	X	X	X	X	X	X										Required construction hours will be complied with for all stages of the Project, unless works comprise those listed in conditions C5, C6, C7 and C9

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8	
Implementation of Management Plans																	
C10	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	X	X	X	X	X	X	X									All construction stages of the Project will be undertaken in accordance with the most recent version of the CEMP.
Construction Traffic																	
C11	All construction vehicles (excluding site personnel vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.	X	X	X	X	X	X	X									Construction vehicles will be contained wholly within the site during all construction stages of the Project.
Hoarding Requirements																	
C12	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of being made aware of its application.	X	X	X	X	X	X	X									Hoarding for all construction stages of the Project will comply with this condition.
No Obstruction of Public Way																	
C13	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	X	X	X	X	X	X	X									The public way will not be obstructed during any stage of the Project.
Construction Noise Limits																	
C14	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures	X	X	X	X	X	X	X									All construction stages will be undertaken in accordance with the construction noise management levels detailed in the Interim Construction Noise

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments	
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8		
	identified in the approved Construction Noise and Vibration Management Sub-Plan.																	Guideline (DECC, 2009).
C15	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C4, C5, and C6.	X	X	X	X	X	X	X										This condition applies to and will be complied with for all construction stages and throughout development.
C16	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	X	X	X	X	X	X	X										This condition applies to and will be complied with for all construction stages and throughout development
Vibration Criteria																		
C17	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 41503 (199202) Structural vibration Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	X	X	X	X	X	X	X										Vibration intensive works may occur during all construction stages, however potential vibration caused by relevant works will be limited to the requirements of condition C17, unless otherwise specified in the CNVMP.
C18	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C17.	X	X	X	X	X	X	X										Where vibratory compactors are used closer than 30 metres from residential buildings, these works will be subject to vibration monitoring. Where the vibration criteria specified in condition C17 is exceeded, vibratory plant will be shut down.
C19	The limits in conditions C17 and C18 apply unless otherwise outlined in a Construction Noise and Vibration Management Sub-Plan, approved as part of the CEMP required by condition B29 of this consent.	X	X	X	X	X	X	X										Potential vibration caused by relevant construction works will be limited to the

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments	
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8		
																		requirements of condition C17, unless otherwise specified in the CNVMP.
Tree Protection																		
C20	<p>For the duration of construction works:</p> <p>(a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;</p> <p>(b) all street trees immediately adjacent to the approved disturbance area / property boundary/ies must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced in accordance with any relevant Council policy;</p> <p>(c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Arboricultural Impact Assessment Report required by condition B43 of this consent; and;</p> <p>(d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.</p>	X	X	X	X	X	X	X										All construction stages of the Project will comply with the tree protection requirements of condition C20.
Air Quality																		
C21	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	X	X	X	X	X	X	X										This condition applies to and will be complied with for all construction stages and throughout development.

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments		
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8			
C22	<p>During construction, the Applicant must ensure that:</p> <ul style="list-style-type: none"> (a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces. 	X	X	X	X	X	X	X											This condition applies to and will be complied with for all construction stages and throughout development.
Imported Fill																			
C23	<p>The Applicant must:</p> <ul style="list-style-type: none"> (a) ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Certifier and/or the Planning Secretary within seven days upon request. 	X	X	X	X	X	X	X											This condition will apply to the importation of VENM, ENM and other fill materials approved by the EPA, during all construction stages of the Project.
Disposal of Seepage and Stormwater																			
C24	Adequate provisions must be made to collect and discharge stormwater drainage during construction to the satisfaction of Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	X	X	X	X	X	X	X											Provisions to collect and discharge stormwater drainage will be implemented during all construction stages of the Project. Prior written approval will be obtained from Council, except in the event of an emergency stormwater discharge.
Emergency Management																			
C25	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the	X	X	X	X	X	X	X											Emergency Management training will be provided to all

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments		
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8			
	assembly points and evacuation routes, for the duration of construction.																	employees and contractors during all construction stages of the Project.	
Stormwater Management System																			
C26	<p>Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must:</p> <ul style="list-style-type: none"> (a) be designed in consultation with, and in accordance with the requirements of, the owner/s of the relevant stormwater asset/s in which the development connects; (b) be designed by a suitably qualified and experienced person(s); (c) be generally in accordance with the conceptual design outlined in 'Response to Submissions: Infrastructure Delivery, Management and Staging Plan – Flooding and Stormwater' (Revision 9), prepared by Taylor Tomson Whitting and dated 9 June 2023; (d) incorporate Water Sensitive Urban Design measures designed in accordance with the results of a revised MUSIC Link model; (e) be in accordance with applicable Australian Standards; and (f) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines. 	X	X																This condition will be satisfied within three months of the commencement of Stage 1 and 2 works.
Aboriginal Cultural Heritage																			
C27	Construction must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by Biosis dated 1 November 2022, as amended by the Archaeological Report prepared by Biosis and dated 13 June 2023.	X	X	X	X	X	X	X											This condition applies to and will be complied with for all construction stages and throughout development.
Historic Heritage																			
C28	All works must be carried out in accordance with the mitigation measures outlined in Section 8.2 of 'Statement of Heritage Impact' (Issue 7), prepared by Heritage21 and dated 3	X	X	X	X	X	X	X											This condition applies to and will be complied with for all construction

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments		
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8			
	November 2022, and addendum prepared by Heritage21 and dated 8 June 2023.																	stages and throughout development.	
Unexpected Finds Protocol – Aboriginal Heritage																			
C29	<p>In the event that surface disturbance identifies a new Aboriginal object:</p> <p>(a) all works must halt in the immediate area to prevent any further impacts to the object(s);</p> <p>(b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects;</p> <p>(c) the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW under Department of Premier and Cabinet and the management outcome for the site included in the information provided to AHIMS;</p> <p>(d) the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites; and</p> <p>(e) works may only recommence with the written approval of the Planning Secretary.</p>	X	X	X	X	X	X	X											This condition applies to and will be complied with for all construction stages and throughout development.
Unexpected Finds Protocol – Historic heritage																			
C30	<p>If any unexpected archaeological relics are uncovered during the work, then:</p> <p>(a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary;</p> <p>(b) depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area as determined in consultation with Heritage NSW; and</p> <p>(c) works may only recommence with the written approval of the Planning Secretary</p>	X	X	X	X	X	X	X											This condition applies to and will be complied with for all construction stages and throughout development.
Waste Storage and Processing																			
C31	All waste generated during construction must be always secured and maintained within designated waste storage areas	X	X	X	X	X	X	X											This condition applies to and will be complied

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments	
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8		
	and must not leave the site onto neighbouring public or private properties.																	with for all construction stages and throughout development.
C32	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	X	X	X	X	X	X	X										This condition applies to and will be complied with for all construction stages and throughout development.
C33	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	X	X	X	X	X	X	X										This condition applies to and will be complied with for all construction stages and throughout development.
C34	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	X	X	X	X	X	X	X										This condition applies to and will be complied with for all construction stages and throughout development.
C35	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	X	X	X	X	X	X	X										This condition applies to and will be complied with for all construction stages and throughout development.
Outdoor Lighting																		
C36	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 42822019 Control of the obtrusive effects of outdoor lighting.	X	X	X	X	X	X	X	X			X	X	X	X	X	X	All external lighting for construction will be constructed and maintained during operation in accordance with this condition.
Crane Lighting																		
C37	The Applicant must ensure that all cranes are lit in accordance with NSW Health GL2020_014 Guidelines for NSW Hospital HLS.	X	X	X	X	X	X	X										All cranes for construction will be lit and maintained in accordance with this condition.

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments	
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8		
Site Contamination																		
C38	<p>Prior to the commencement of any work that would result in the disturbance of potential or contaminated soils, materials, groundwater or sediments, the Applicant must conduct site investigations to confirm the full nature and extent of the contamination at the project area and comply with the following requirements:</p> <ul style="list-style-type: none"> (a) the site investigations must be undertaken, and the subsequent report(s), must be prepared in accordance with relevant guidelines made or approved by the EPA under section 105 of the Contaminated Land Management Act 1997; (b) the reports must be prepared, or reviewed and approved, by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme; and (c) the recommendations of 'Remediation Action Plan 304100230', (Version 0), prepared by Cardno and dated 10 November 2022, and 'Interim Site Audit Advice No 01, BE167, Royal Prince Alfred Hospital, Remediation Action Plan review' prepared by AECOM and dated 14 November 2022. 	X	X	X														Site investigation and subsequent reports will be undertaken prior to the commencement of any work that would result in the disturbance of potential or contaminated soils, materials, groundwater or sediments for Stages 1, 2 and 3.
C39	The unexpected finds procedure within 'Remediation Action Plan 304100230', (Version 0), prepared by Cardno and dated 10 November 2022, must be updated following results of further site investigations undertaken in accordance with condition C38 and implemented throughout duration of project work.	X	X	X	X	X	X	X										The unexpected finds procedure within the RAP will be updated following site investigations in accordance with C38 and implemented throughout all construction stages and throughout development.
C40	Remediation of the site must be carried out in accordance with 'Remediation Action Plan 304100230', (Version 0), prepared by Cardno and dated 10 November 2022 and any variations to the	X	X	X	X	X	X	X										All remediation will be carried out in accordance with the RAP for all construction stages and throughout

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments	
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8		
	Remediation Action Plan approved by an NSW EPA-accredited Site Auditor.																	development to the satisfaction of the Site Auditor.
C41	Where remediation is carried out / completed in stages, a NSW EPA-accredited Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s).	X	X	X	X	X	X	X										Where required, all remediation will be carried out in accordance with the RAP for all construction stages and throughout development to the satisfaction of the Site Auditor.
C42	The Applicant must ensure the proposed development does not result in a change of risk in relation to any preexisting contamination on the site that would result in significant contamination.	X	X	X	X	X	X	X										Where required, all remediation will be carried out in accordance with the RAP for all construction stages and throughout development to the satisfaction of the Site Auditor.
Independent Environmental Auditing																		
C43	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	X	X	X	X	X	X	X										Independent environmental audits will be undertaken in accordance with conditions C43 – C48 during all stages of the Project (i.e.: 6 monthly during construction).
C44	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	X	X	X	X	X	X	X										Proposed independent auditors will be agreed prior to the commencement of an Independent Audit.
C45	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified in the Independent Audit Post Approval Requirements, upon giving at least 4 week's notice (or timing) to the Applicant of the date upon which the audit must be commenced.	X	X	X	X	X	X	X										Independent environmental audits will be undertaken in accordance with conditions C43 – C48

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments	
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8		
																		during all stages of the Project, unless the timing is altered by the Planning Secretary.
C46	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C43 of this consent, or condition C45 where notice is given by the Planning Secretary; (b) submit the response to the Planning Secretary; and (c) make each Independent Audit Report, and response to it, publicly available within 60 days of submission to the Planning Secretary, unless otherwise agree by the Planning Secretary.	X	X	X	X	X	X	X										Independent environmental audits will be undertaken in accordance with conditions C43 – C48 during all stages of the Project.
C47	Independent Audit Reports and the Applicant’s response to audit findings must be submitted to the Planning Secretary within two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	X	X	X	X	X	X	X										Independent environmental audits will be undertaken in accordance with conditions C43 – C48 during all stages of the Project. Each Audit Report will be submitted within 2 months of the associated audit site inspection.
C48	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary’s satisfaction that an audit has demonstrated operational compliance.	X	X	X	X	X	X	X										Independent environmental audits will be undertaken in accordance with conditions C43 – C48 during all stages of the Project.
PART D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE																		
Notification of Occupation																		
D1	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the										X	X	X	X	X	X		The Planning Secretary will be notified one month prior to the

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments	
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8		
	operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage																	commencement of each operational stage for permanent works. Refurbishment phase operational dates will be notified to the Planning Secretary on a regular basis.
External Walls and Cladding																		
D2	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.										X	X	X	X	X	X		Prior to commencement of each relevant operation stage, the Certifier will be provided with evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite.
D3	A copy of the documentation given to the Certifier must be made available on the Applicant's website within seven days after the Certifier accepts it.										X	X	X	X	X	X		Documentation given to the Certifier for external walls including finishes and claddings will be made available on the website within seven days after the Certifier accepts it
Works as Executed Plans																		
D4	Prior to the commencement of operation, works-as-executed plans signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.								X		X	X	X	X	X	X		Prior to commencement of each relevant operational stage, the Certifier will be provided evidence that works-as-executed are signed by registered surveyor demonstrating that the stormwater

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments	
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8		
																		drainage and finished ground levels have been constructed as approved.
Warm Water Systems and Cooling Systems																		
D5	The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires’ Disease.											X	X	X	X	X		This condition will be complied with throughout each relevant operation stage OP4 – OP8.
Outdoor Lighting																		
D6	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: <ul style="list-style-type: none"> (a) complies with the latest version of AS 42822019 Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network. 									X			X	X	X	X	X	Prior to the commencement of operation, evidence will be provided to the Certifier demonstrating compliance of outdoor lighting for operation stage OP1, OP2, OP4, OP5, OP6, OP7 and OP8.
Mechanical Ventilation																		
D7	Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with: <ul style="list-style-type: none"> (a) AS 1668.22012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and (b) any dispensation granted by Fire and Rescue NSW 									X	X	X	X	X	X	X	X	Prior to operation, evidence of mechanical ventilation compliance will be provided to the Certifier’s satisfaction.
Operational Noise – Design of Mechanical Plant and Equipment																		

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8	
D8	Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the assessment undertaken under condition B40 have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the project specific noise levels identified in 'Noise and Vibration Impact Assessment for SSDA, AC07 (Rev K)' prepared by Arup and dated 27 June 2023.										X	X	X	X	X	X	Evidence of compliance of operational noise will be submitted to the Certifier prior to the commencement of each operation stage OP3 – OP8, that involves the design and operation of mechanical plant and equipment.
Fire Safety Certification																	
D9	Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.									X	X	X	X	X	X	X	Prior to the commencement of each operational stage, Fire Safety Certification will be obtained and submitted to the relevant authority and Council.
Structural Inspection Certificate																	
D10	Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier.									X	X	X	X	X	X	X	Prior to the commencement of each operational stage, Structural Inspection Certificate or a Compliance Certificate will be obtained and submitted to the Council.
Temporary Helipad Management Plan																	
D11	Prior to the commencement of operation of the temporary helipad at the roof of the Staff and Visitor Carpark, the Applicant must prepare and provide to the Certifier a detailed Temporary Helipad Management Plan. The plan must incorporate: (a) measures to prioritise helicopter arrivals and departures during daytime hours where feasible, unless relating to an emergency that occurs during nighttime hours;										X						Prior to operation stage OP3, evidence of a Temporary Helipad Management Plan will be provided to the Certifier's satisfaction.

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments	
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8		
	(b) detailed procedures to clear hazardous areas of people when a helicopter is planned to arrive or depart; (c) an operational brief for the Helicopter Emergency Medical Service (HEMS) operators, providing all available detail on approach and departure angles and preferred directions; (d) the recommended noise monitoring and management measures outlined in Section 6.3 of 'Social Impact Assessment V4 – RTS' prepared by Urbis and dated 8 June 2023; and (e) the recommended dust management measures outlined in 'RPA – Helicopter rotorwash and particulate matter transport', prepared by Arup and dated 15 May 2023.																	
Post-Construction Dilapidation Report – Protection of Public Infrastructure																		
D12	Prior to the commencement of operation, the Applicant must engage a suitably qualified and experienced expert to prepare a Post-Construction Dilapidation Report. This Report must: (a) ascertain whether the construction works created any structural damage to public infrastructure by comparing the results of the Post-Construction Dilapidation Report with the Pre-Construction Dilapidation Report required by condition B9 of this consent; (b) have, if it is decided that there is no structural damage to public infrastructure, the written confirmation from the relevant public authority that there is no adverse structural damage to their infrastructure (including roads). (c) be submitted to the Certifier; (d) be forwarded to Council for information; and (e) be provided to the Planning Secretary within 48 hours when requested.															X	A postconstruction dilapidation report will be undertaken prior to the commencement of the final stage of operation (OP8). Dilapidation reports will be submitted to the Certifiers and forwarded to Council.	
Repair of Public Infrastructure																		
D13	Unless the Applicant and the relevant public authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or																X	Repairs to or payment of repairs to public infrastructure will be undertaken following completion of the postconstruction dilapidation report,

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments	
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8		
	(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development; and/or (c) pay compensation for the damage as agreed with the owner of the public infrastructure. Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions of this consent																	during operation stage OP8.
Road Damage																		
D14	Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant																X	Road damage costs will be met in full as required, following completion of the final stage of operation OP8, and findings of the postconstruction dilapidation report.
Post-Construction Survey – Adjoining Properties																		
D15	Where a preconstruction survey has been undertaken in accordance with condition B11, prior to the commencement of operation the Applicant must engage a suitably qualified and experienced expert to undertake a postconstruction survey and prepare a Post-Construction Survey Report. This Report must: <ul style="list-style-type: none"> (a) document the results of the postconstruction survey and compare it with the preconstruction survey to ascertain whether the construction works caused any damage to buildings surveyed in accordance with condition B11; (b) be provided to the owner of the relevant buildings surveyed; (c) be provided to the Certifier; and (d) be provided to the Planning Secretary within 48 hours when requested. 																X	Prior to commencement of operation, a suitably qualified and experienced expert will complete Post-Construction survey Report, to the satisfaction of the certifier.
D16	Where the Post-Construction Survey Report determines that damage to the identified property occurred as a result of the construction works, the Applicant must repair, or pay the full costs associated with repairing the damaged buildings, within an agreed timeline between the owner of the identified property and the Planning Secretary. Alternatively, the Applicant may pay																X	Prior to commencement of operation, a suitably qualified and experienced expert will complete Post-Construction survey

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments	
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8		
	compensation for the damage as agreed with the property owner.																	Report, to the satisfaction of the certifier.
Public Domain Works Completion																		
D17	Prior to final occupation, evidence must be submitted to the Certifier demonstrating that a Public Domain Works – Letter of Completion Operational Acceptance has been obtained from Council, confirming that the relevant works have been constructed in accordance with the Public Domain Plan required by condition B13																X	Prior to commencement of operation, Public Domain Works – Letter of Completion Operational Acceptance is obtained, and provided to the satisfaction of the Certifier.
Operational Access, Car Parking and Service Vehicle Arrangements																		
D18	Prior to final occupation, evidence of compliance of the design of operational parking and access arrangements with the following requirements must be submitted to the Certifier: (a) a minimum of 2,561 onsite car parking spaces for use during operation of the development; and (b) the swept path of the largest service vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the site, must be in accordance with the latest version of AS 2890.2.																X	Prior to final occupation, of operation stage OP8, evidence of compliance for operational and parking access will be submitted to the Certifier.
Bicycle Parking and End-of-Trip facilities																		
D19	Prior to the commencement of any operation, or other timeframe agreed in writing by the Planning Secretary, evidence of compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier: (a) the provision of a minimum 286 staff and visitor bicycle parking spaces, a minimum 208 of which must be provided for staff as Class 2 facilities in accordance with AS 2890.3; (b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities Bicycle																X	Prior to the commencement of operation stage OP8, evidence of Compliance for secure bicycle parking and end-of-trip facilities will be submitted to the Certifier.

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments	
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8		
	<p>parking, and be located in easy to access, well-lit areas that incorporate passive surveillance;</p> <p>(c) the provision of end-of-trip facilities for staff; and</p> <p>(d) appropriate pedestrian and cyclist advisory signs are to be provided.</p> <p>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.</p>																	
Green Travel Plan																		
D20	Prior to the commencement of final occupation, or other timeframe agreed in writing by the Planning Secretary, the Applicant must implement measures to promote the use of active and sustainable transport modes, as outlined in the Green Travel Plan (GTP) detailed in 'Transport and Accessibility Impact Assessment and Green Travel Plan', (Version 8.0), prepared by SCT Consulting and dated 13 July 2023.																X	A Green Travel Plan will be submitted to the satisfaction of TfNSW prior to commencement operation stage OP8.
D21	Prior to the commencement of final occupation, or other timeframe agreed in writing by the Planning Secretary, details of the nominated employee(s) of the health services facility responsible for implementing the GTP and its ongoing review must be provided to Transport for NSW and the Planning Secretary and made available on the Applicant's website within 14 days. If at any point the nominated employee(s) subsequently changes, TfNSW must be notified and details must be updated on the Applicant's website within 14 days.																X	A Green Travel Plan will be submitted to the satisfaction of TfNSW prior to commencement operation stage OP8.
Heritage Interpretation Plan																		
D22	<p>Prior to the commencement of final operation, the Applicant must submit a Heritage Interpretation Plan to acknowledge the heritage of the site to the Planning Secretary. The plan must:</p> <p>(a) be prepared by a suitably qualified and experienced expert in consultation with Heritage NSW, Council the RPA Redevelopment First Nations Advisory Group and Registered Aboriginal Parties;</p> <p>(b) include details of locations and scope of heritage interpretation works across the redevelopment site; and</p> <p>(c) incorporate the measures outlined in 'Preliminary Heritage Interpretation Framework', dated 26 April 2023</p>																X	The Heritage Interpretation Plan will be submitted to the Planning Secretary, prior to the commencement of operation stage OP8.

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments		
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8			
	and prepared by Bates Smart, Neeson Murcutt + Neille and Turf Design Studio.																		
Utilities and Services																			
D23	Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.											X	X					X	Prior to commencement of stages OP4, OP5 and OP8, a compliance certificate for section 73 will be required and obtained.
Stormwater Operation and Maintenance Plan																			
D24	Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following: (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) work health and safety requirements											X	X					X	An Operation and Maintenance Plan will be submitted to the satisfaction of the Certifier prior to the commencement of operation stages OP4, OP5 and OP8.
Signage																			
D25	Prior to the commencement of operation, wayfinding signage and signage identifying the location of staff car parking must be installed.											X	X	X	X	X	X	X	Staff car parking way finding will be progressively installed throughout each operational stage OP3 – OP8. Final placement of way finding will occur prior to the commencement of operation stage OP8.
D26	Prior to the commencement of operation, bicycle wayfinding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.																	X	Bicycle way finding will be progressively installed throughout each operational stage. Final placement of bicycle way finding will

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8	
																	occur prior to the commencement of operation stage OP8.
D27	Prior to the installation and display of any building identification signage within the approved signage zones, details of signage (design, content and illumination) are to be submitted for the approval of the Planning Secretary.				X							X	X	X	X	X	Details of signage will be submitted to the Planning Secretary prior to the installation and display of building identification signage within the approved signage zone during Stage 4, and operation stage OP4, OP5, OP6, OP7, OP8.
Operational Waste Management Plan																	
D28	<p>Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:</p> <ul style="list-style-type: none"> (a) detail the type and quantity of waste to be generated during operation of the development; (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); (c) detail the materials to be reused or recycled, either on or off site; and (d) include the management and mitigation measures included in 'Waste Management Plan' (Revision 1.0), prepared by TSA and dated 2 November 2022. 															X	A Waste Management Plan will be submitted to the satisfaction of the Certifier prior to the commencement of operation stage OP8.
Site Contamination																	
D29	<p>Prior to commencement of operation, the Applicant must submit a Validation Report for the development to the Certifier. The Validation Report must:</p> <ul style="list-style-type: none"> (a) be prepared, or reviewed and approved, by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental 											X	X			X	Individual Validation Reports will be submitted to the Planning Secretary and Certifier one month

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments	
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8		
	<p>Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contate Assessment and Management (CPSS CSAM) scheme;</p> <p>(b) be prepared in accordance with the relevant guidelines made or approved by the EPA under section 105 of the Contaminated Land Management Act 1997; and</p> <p>(c) include, but not be limited to:</p> <p>(i) comment on the extent and nature of the remediation undertaken;</p> <p>(ii) if material is to remain in-situ and capped, describe the location, nature and extent of any remaining contamination on site as well as any ongoing management requirements;</p> <p>(iii) sampling and analysis plan and sampling methodology undertaken as part of the remediation;</p> <p>(iv) if treated material is to remain on the subject site, results of sampling of treated material, compared with the treatment criteria in the most updated Remediation Action Plan;</p> <p>(v) results of any validation sampling, compared to relevant guidelines/criteria;</p> <p>(vi) comment on the suitability of the area for the intended land use; and</p>																after completion of OP4, OP5 and OP8.	
D30	Prior to commencement of operation, the Applicant must obtain confirmation from the Certifier in writing that the requirements of condition D29 have been met.											X	X				X	Prior to commencement of operation stage OP4, OP5 and OP8, confirmation will be obtained from the certifier that Condition D29 has been meet.
D31	Where changes are made to 'Remediation Action Plan 304100230', (Version 0), prepared by Cardno and dated 10 November 2022, under condition C39, prior to the commencement of operation, the Applicant must submit a Section A1 Site Audit Statement or a Section A2 Site Audit Statement accompanied by an Environmental Management Plan prepared by a NSW EPA accredited Site Auditor. The Section A1 or A2 Site Audit Statement must verify the relevant part of the site is suitable for the intended land use and be											X	X				X	Prior to commencement of operation stage OP4, OP5 and OP8, Section A1 or A2 Site Audit Statement and Environmental Management Plan prepared by a NSW

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8	
	provided, along with any Environmental Management Plan to the Planning Secretary and the Certifier.																EPA accredited Site Auditor. Will be submitted to the Planning Secretary and Certifier. I
Landscape Design																	
D32	<p>Prior to the commencement of installation of landscaping, an amended landscaping strategy prepared by a registered landscape architect must be submitted for the approval of the Certifier. The strategy must:</p> <ul style="list-style-type: none"> (a) be prepared in consultation with Council and the RPA Redevelopment First Nations Advisory Group; (b) be endorsed by the DIP; (c) provide for the planting of a minimum 101 new trees; (d) provide a detailed planting palette that: <ul style="list-style-type: none"> (i) maximises the use of locally indigenous species representative of the Plant Community Type 'PCT 1778: Smooth-barked Apple – Coast Banksia / Cheese Tree open forest on sandstone slopes on the foreshores of the drowned river valleys of Sydney'; and (ii) incorporates specimens which gesture to the historical context of the precinct, as outlined in Section 8.2 of 'Statement of Heritage Impact' (Issue 8), prepared by Heritage21 and dated 3 November 2022. (e) include details of tree heights at maturity and pot sizes of plants to be planted onsite, in accordance with the principles outlined in 'SSDA Landscape Report RPALANTDSRPT MW000002 (Issue L)' prepared by Turf Design Studio and dated 22 June 2023. (f) provide evidence of adequate soil volumes for the planting of all trees in accordance with Council's document 'Sydney Landscape Code Vol. 2' (2016); (g) include an engineering report confirming structural capacity of structures for green roof loads; (h) include details of drainage, waterproofing and irrigation systems, including overland flow provisions and water retention cells in the drainage layer; 				X		X	X									An amended landscaping strategy will be submitted to the Certifier prior to the installation of permanent landscaping during Stage 4. This strategy will apply to all permanent landscaping during Stages 4, 6 and 7.

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments	
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8		
	(i) include the provision of nest boxes suitable to native fauna likely to use the site. (j) incorporate a detailed green wall design including plans and details drawn to scale, and technical specification, including: (i) analysis of the detailed site conditions, including access, light availability, sun and wind impacts; (ii) details of the green wall construction, including proposed materials, webmesh trellis system, planter dimensions, fixings and structures; (iii) details of the proposed growing medium, including soil depth and type; (iv) location, numbers, type and size of plant species selected on the basis of the site conditions, and species that contribute to habitat and biodiversity; (v) details of drainage, irrigation and waterproofing; and (vi) details of any additional lighting (where applicable).																	
Landscaping																		
D33	Prior to the commencement of operation, landscaping of the site must be completed in accordance with landscape plan(s) approved under condition D32.											X	X	X			X	Landscaping relevant to each operational stage will be installed in accordance with landscape plan(s) approved under condition D32 prior to the commencement of operation stages OP3, OP4, OP5 and OP8.
D34	Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping onsite and submit it to the Certifier. The plan must describe: (a) the ongoing monitoring and maintenance measures to manage revegetation and landscaping; (b) green roof maintenance measures, including methodology for safe working at height such as access requirements, location of any anchor points, gates and transport of materials and green waste;										X	X	X				X	Prior the commencement of stages OP2, OP3, OP4 and OP8., an Operational Landscape Management Plan will be submitted to the Certifier.

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments	
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8		
	<p>(c) green wall maintenance measures, including methodology for safe working at height, access requirements, location of any anchor points, gates, and transport of materials such as green waste removal, and a detailed planting maintenance schedule; and</p> <p>(d) plans outlining intended strategies for decommissioning and rectification if planting works fail.</p>																	
Constructed Floor Levels																		
D35	<p>Prior to the commencement of operation, a certification report prepared by a suitably qualified practitioner engineer (NER) must be submitted to the Certifier, stating that the development has been constructed in accordance with the flood planning levels required by condition B38.</p>											X	X	X	X	X	<p>Prior to the commencement of operation of operational stages OP4, OP5, OP6, OP7 and OP8 a certification report will be prepared and provided to the Certifier in accordance with condition B38.</p>	
Operational Flood Emergency Management Plan																		
D36	<p>Prior the commencement of the operation, a Flood Emergency Management Plan must be prepared and submitted to the Certifier that:</p> <p>(a) is be prepared by a suitably qualified and experienced person(s);</p> <p>(b) addresses the provisions of the Floodplain Risk Management Guidelines (EHG);</p> <p>(c) incorporates the flood emergency management measures outlined in 'Response to Submissions: Infrastructure Delivery, Management and Staging Plan – Flooding and Stormwater' (Revision 9), prepared by Taylor Thomson Whitting and dated 9 June 2023, as amended by 'Response to SES Flooding Comments' prepared by Taylor Thomson Whitting and dated 22 August 2023.</p> <p>(d) includes details of:</p> <p>(i) the flood emergency responses for operational phase of the development;</p> <p>(ii) predicted flood levels;</p> <p>(iii) flood warning time and flood notification;</p>											X	X	X			X	<p>Prior to commencement of operation stage OP3, OP4, OP5 and OP8, a Flood Emergency Management Plan will be submitted to the Certifier.</p>

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments		
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8			
	(iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and (e) awareness training for employees and contractors, and visitors.																		
Public Art																			
D37	Prior to the commencement of final occupation, the Applicant must prepare a public art strategy. The strategy must be developed in consultation with the RPA Redevelopment First Nations Advisory Group, to determine how the strategy can incorporate Aboriginal cultural heritage interpretation.																	X	Prior to the commencement of operation stage OP8, a public art strategy, in conjunction with the RPA Redevelopment First Nations Advisory Group will be submitted to the certifier.
D38	Within 12 months of the final occupation, or timing as otherwise agreed by the Planning Secretary, the Applicant must submit evidence to the Planning Secretary demonstrating that the public art envisaged by the public art strategy required by condition D37 has been installed.																	X	Within 12 months of final occupation of OP8, or other timing as agreed by the Planning Secretary, evidence will be submitted to the Planning Secretary demonstrating that the public art envisaged by the public art strategy required by condition D37 has been installed.
Dangerous Goods																			
D39	Prior to commencement of occupation, or within a timeframe otherwise agreed by the Planning Secretary, the Applicant must undertake and submit a compliance audit for dangerous goods storage and handling for both the existing and approved dangerous goods storage facilities across the hospital site. This audit must consider the findings of 'Preliminary Hazard Analysis RHS_001' prepared by ARUP and dated 3 November 2022 and demonstrate the final design and operation of the entire hospital site can comply with all relevant Australian Standards.													X				X	Prior to commencement of operation stage OP5 and OP8, unless agreed otherwise by the Planning Secretary, a compliance audit for dangerous goods storage facilities will be completed to show compliance with all relevant Australian Standards.

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8	
PART E POST OCCUPATION																	
Operation of Plant and Equipment																	
E1	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.								X	X	X	X	X	X	X	X	To be complied with throughout operations.
Warm Water Systems and Cooling Systems																	
E2	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease											X	X	X	X	X	To be complied with throughout OP4-OP8,.
Long Term Environmental Management Plan																	
E3	Upon completion of remediation works, the Applicant must manage the site in accordance with the Long Term Environmental Management Plan where required in accordance with 'Interim Site Audit Advice No 01, BE167, Royal Prince Alfred Hospital, Remediation Action Plan review' prepared by AECOM Australia and dated 14 November 2022, and any ongoing maintenance of remediation notice issued by EPA under the Contaminated Land Management Act 1997.											X	X			X	Upon completion of remediation works, the site will be managed in accordance with the Long Term Environmental Management Plan.
E4	Upon completion of remediation works, the Applicant must provide a copy of the Long Term Environmental Management Plan, where required, to Council.											X	X			X	Upon completion of remediation works the Long Term Environmental Management Plan will be provided to council.
Heritage Interpretation Plan																	
E5	The Applicant must implement the most recent version of the Heritage Interpretation Plan approved under condition D22.															X	The Heritage Interpretation Plan approved under condition D22 will be implemented.

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments	
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8		
Environmental Management Plan																		
E6	Upon completion of remediation works, the Applicant must manage the site in accordance with the Environmental Management Plan approved by the Site Auditor (if any) under condition D31 and any ongoing maintenance of remediation notice issued by EPA under the Contaminated Land Management Act 1997.											X	X			X	Upon completion of remediation works, the site will be managed in accordance with the Environmental Management Plan for OP4, OP5 and OP8.I	
Operational Noise Limits																		
E7	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in 'Noise and Vibration Impact Assessment for SSDA, AC07 (Rev K)' prepared by Arup and dated 27 June 2023.											X	X	X	X	X	X	The development will be operated to ensure that noise generated by the operation complies with condition E7 for OP3- OP8..
E8	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry (2017) where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development or other timeframe agreed to by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in 'Noise and Vibration Impact. Assessment for SSDA, AC07 (Rev K)' prepared by Arup and dated 27 June 2023. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.											X	X	X	X	X	X	Short term noise monitoring will be undertaken within 2 months of the development and submitted to the ng Secretary..
Temporary Helipad																		
E9	The Applicant must implement the Temporary HLS Management Plan, as required by condition D11 of this consent, at all times during operation of the temporary helipad.																	The Temporary HLS Management Plan will be implemented for OP3.

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments
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Unobstructed Driveways and Parking Areas																	
E10	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.								X	X	X	X	X	X	X	X	To be complied with throughout operations.
Green Travel Plan																	
E11	The Green Travel Plan required by condition D20 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.															X	The Green Travel Plan will be updated annually and implemented unless otherwise agreed by the Planning Secretary.
Ecologically Sustainable Development																	
E12	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation the Certifier and Planning Secretary are to be provided with a report from the Applicant by a suitably qualified and experienced expert demonstrating that the project attains the minimum number of ESD points as required by condition B17 of this consent.															X	Within 6 months of operation of OP8 a report will be provided to the Certifier and the Planning Secretary demonstrating that the project attains the minimum number of ESD points as required by B17.
Outdoor Lighting																	
E13	Notwithstanding condition D6, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.								X	X	X	X	X	X	X	X	To be complied with throughout operations.
Landscaping																	
E14	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D34 for the duration of occupation of the development.										X	X	X			X	Landscaping will be maintained in accordance with the Landscape Management Plan

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments	
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8		
																	required by condition D34 for the duration of occupation of the development.	
Hazards and Risk																		
E15	The Applicant must store all chemicals, fuels and oils used onsite in accordance with: (a) the requirements of all relevant Australian Standards; and (b) the EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual' if the chemicals are liquids.									X	X	X	X	X	X	X	X	To be complied with throughout operations.
E16	In the event of an inconsistency between the requirements of condition E15(a) and E15(b), the most stringent requirement must prevail to the extent of the inconsistency.									X	X	X	X	X	X	X	X	To be complied with throughout operations.
Dangerous Goods																		
E17	Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with: (a) all relevant Australian Standards; (b) or liquids, a minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund; and (c) the Environment Protection Manual for Authorised Officers: Bunding and Spill Management – technical bulletin (EPA, 1997).									X	X	X	X	X	X	X	X	To be complied with throughout operations.
E18	In the event of an inconsistency between the requirements E17(a) to E17(c), the most stringent requirement must prevail to the extent of the inconsistency.									X	X	X	X	X	X	X	X	To be complied with throughout operations.
Discharge Limits																		
E19	The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters.									X	X	X	X	X	X	X	X	To be complied with throughout operations.
Stormwater Maintenance																		

Condition of Consent	Compliance Requirement	Construction Stages (as per Table 2, above)							Operational Stages (as per Table 3 above)								Comments	
		1	2	3	4	5	6	7	OP1	OP2	OP3	OP4	OP5	OP6	OP7	OP8		
E20	The constructed stormwater structures and treatment measures must be maintained by the property owner in perpetuity.								X		X	X	X	X	X	X	X	To be complied with throughout operations.